

To Let

8-10 Newham Road, Plymouth, PL7 4BZ

Two individual substantial warehouse units

Available as a whole or individually

Located on a secure 1.57 acre site

Combined size: 3,590.7 sq m / 38,649 sq ft

Two entrances to Newham Road

Ample on-site parking

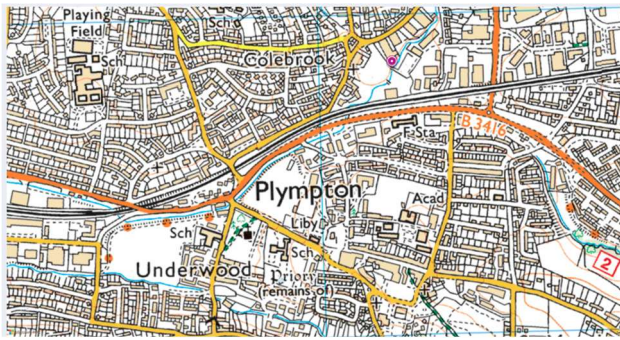
Asking rents: £7.50 psf

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



Location

The property lies in the suburb of Plympton which is on the east side of the city of Plymouth and located to the north of the A38 dual carriageway and about 2 miles east of Plymouth city centre. Benefiting from good road communications, being situated on the A38 trunk road which links directly onto the A30 and M5 motorway.

This general area of Plympton has developed into a secondary commercial centre and The Ridgeway has a significant number of buildings originally constructed for both retail and residential use. Ridgeway occupiers including estate agents, solicitors and accountants offices as well as secondary retail outlets and banking halls. The subject property is located to the north of the centre of Plympton in an area of industrial estates and similar use occupiers.

Description

A substantial self-contained site with entrances to Newham Road consisting of two detached industrial / manufacturing buildings with a metal and truss frame construction. Four ground level loading doors across both buildings, dedicated parking and concrete loading apron/yard, power supply of 200 KVA, led lighting, integral fitted two storey offices secure self-contained site.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

8 Newham Road

Ground floor warehouse & Baler House	1886.10 sq m	20,302 sq ft
Ground floor office	135.10 sq m	1454 sq ft
First floor office	126.7 sq m	1363 sq ft
Mezzanine	200.30 sq m	2156 sq ft
Total:	2348.20 sq m	25,275sq ft

10 Newham Road

Ground floor warehouse	1149.70 sq m	12,376 sq ft
Ground floor office	46.4 sq m	499sq ft
First floor office	46.4 sq m	499 sqft
Total:	1242.50 sq m	13,374 sq ft

Total GIA:	3590.70sq m	38,649sq ft
Total Site Area	0.65 Ha	1.57 Acres

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £7.50 psf.

Rateable Value

We understand that 8 Newham Road property is shown in the 2023 Rating List has having a rateable value of £90,500 & from 1st April a rateable value of £101,000. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is:
8 Newham Road – E (123)
10 Newham Road – C (63)

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Other

Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Ref: 15750
February 2026



Plymouth Office

The Old Harbour Office
Guys Quay, Sutton Harbour
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Fax: 01752 221655

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- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
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