



INDUSTRIAL/WAREHOUSE/UNIT 2,116 SQ FT

Rent: £22,500 Per Annum

Unit 11
Langage Business Park
Beechwood Way
Plympton
Plymouth
Devon
PL7 5HH

- Popular Industrial Estate Close to the A38
- High Quality and Sustainable Modern Unit
- Suitable for multiple uses
- 5 Parking Spaces

UNIT 11, LANGAGE BUSINESS PARK, BEECHWOOD WAY, PLYMPTON, PLYMOUTH, DEVON, PL7 5HH

The property comprises a mid-terrace unit of steel portal frame construction with a mix of full height and 2.2m block internal walls and externally clad with a mix of composite profile metal and micro profile cladding.

The unit is fitted with an electric roller door and LED lighting throughout. Internally, the floor is power floated concrete and the building has a minimum eaves height of 6.25m. A mezzanine with 5kN/m2 loading provides additional storage space.

The unit has a glazed pedestrian main access with 5 allocated parking spaces. It also includes office space, a kitchen and disabled specification WC.

Situation

The unit is set within the popular Header Court location at Langage Science Park in Plympton, just minutes from the A38 for easy access to Plymouth and beyond.

Header Court hosts a mix of industrial, manufacturing warehouse and service businesses including Dartmouth Foods & Lang & Potter Ltd etc.

(All dimensions and areas are approximate)

	Sq Ft	Sq M
Ground Floor	2,116.31	196.61
TOTAL	2,116	196.61

Services

We understand that mains water, electricity, gas and drainage are connected to the property.

Business Rates

The property is included in the Rating List as follows:

Rateable Value: £15,250.

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£22,500 p.a.x is sought.

VAT

VAT will be chargeable on the rental & other outgoings.

EPC

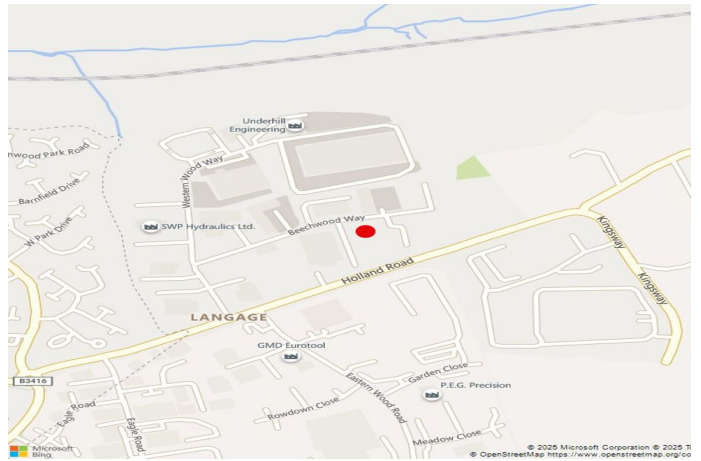
The property has an Energy Performance Rating of A22.

Legal Costs

The tenant will contribute £750.00 plus VAT towards the landlord's legal and professional fees.

Other

Under the Money Laundering Regulations 2017, Monk and Partners will require any tenants to provide proof of identity along with any other associated documents prior to the completion of leases.



Viewing is strictly via prior appointment with the sole agent(s):

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