



INDUSTRIAL/WAREHOUSE UNIT

636.01 SQM (6,846 SQ FT) APPROX INCLUDING MEZZANINE

Rent: £60,000 Per Annum

Saltram Mill
1 Marshall Road
Plymouth
Devon
PL7 1YB

- Popular Industrial Estate Close to the A38
- Suitable for multiple uses
- Significant office space
- 10 Parking spaces



SALTRAM MILL, 1 MARSHALL ROAD, PLYMOUTH, DEVON, PL7 1YB

The property comprises an industrial/warehouse unit of steel portal frame construction with blockwork internal walls with brick and profiled metal clad elevations.

The unit provides clear open warehouse accommodation with a minimum eaves height of 5.19m and is accessed via a 4.0m high roller shutter loading door. A substantial mezzanine floor is installed, offering additional storage or potential for further office accommodation, with a loading capacity of approximately 5 kN/m.

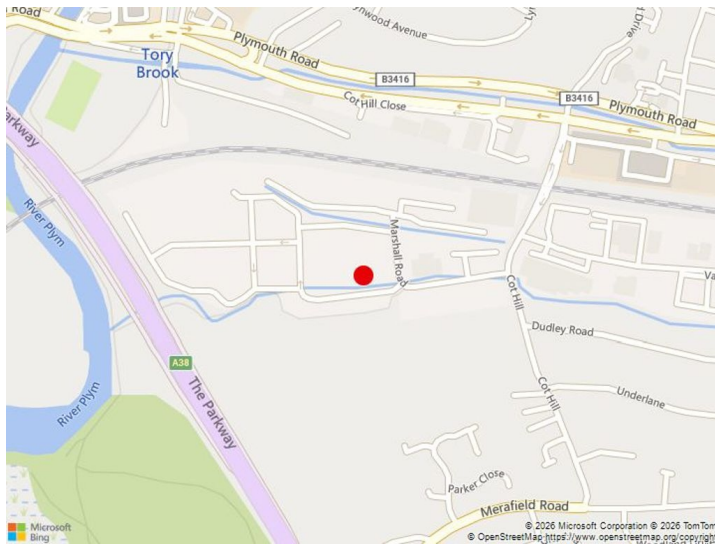
The property also benefits from significant fitted office space, providing a practical mix of warehouse and administrative accommodation. Externally, there are 10 allocated car parking spaces to the side of the unit together with separate pedestrian access to the front elevation.

Situation

The property is situated on Marshall Road within the established Plympton industrial area, approximately 5 miles east of Plymouth city centre.

Plympton is a well-established commercial and residential suburb benefitting from excellent road communications. Marshall Road is accessed directly from the A374, which provides convenient access to the A38 Devon Expressway and onward connectivity to the M5 motorway at Exeter, linking to the national motorway network.

The surrounding estate is an established trade and industrial location with a strong mix of national and regional occupiers including Screwfix, Toolstation, Howdens and City Plumbing, together with a range of local warehouse, trade counter and distribution businesses.



(All dimensions and areas are approximate)

	Sq Ft	Sq M
Warehouse	2,865	266.16
Office	1,977	183.66
Office	363.95	33.81
Mezzanine	1,632	151.61
TOTAL	6,846	635.99

Services

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

Business Rates

The property is not currently separately assessed on the VOA Rating List. Interested parties are advised to make their own enquiries with the Local Authority to confirm the rates payable.

Terms

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

Rent

Rent of £60,000 p.a.x is sought.

EPC

To be confirmed

VAT

VAT will be chargeable on the rental & other outgoings.

Legal Costs

All parties will be responsible for their own legal costs.

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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