



Monk&Partners



INDUSTRIAL/TRADE COUNTER UNIT
1,227 SQ FT (113.99 SQM) WITH
802 SQ FT (74.50 SQM) MEZZANINE APPROX

Unit 11
Chantry Court
Marshall Road
Plymouth
Devon
PL7 1YB

- Popular Industrial Estate Close to the A38
- Suitable for multiple uses
- Available Immediately



UNIT 11, CHANTRY COURT, MARSHALL ROAD, PLYMOUTH, DEVON, PL7 1YB

The property comprises an industrial/warehouse unit of steel portal frame construction with blockwork internal walls and brick and profiled metal clad elevations. The accommodation provides clear and flexible space suitable for a range of trade, storage and light industrial uses.

Internally, the property benefits from a flexible internal layout, which currently provides a mix of warehouse and office accommodation with scope for reconfiguration to suit operational needs. The unit also has fluorescent strip lighting, three-phase electricity, together with gas and water connections.

The warehouse is accessed via a 2.98m high roller shutter door, with a minimum eaves height of 3.62m. A mezzanine level is installed, providing useful additional storage with limited height.

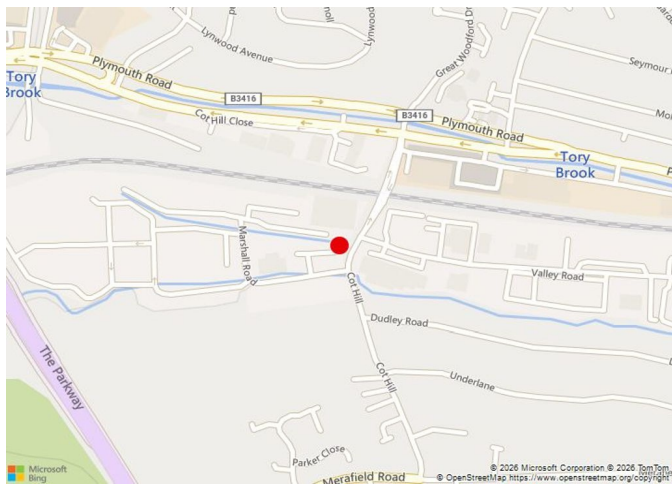
Overall, the property offers a practical combination of warehouse and ancillary accommodation, well-suited to a range of occupiers seeking functional space in a strong Plympton location.

Location

The property is located in Chantry Mill, an established industrial and trade location situated just off Marshall Road within the well-regarded Plympton industrial area, approximately 5 miles east of Plymouth city centre.

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

Chantry Mill and the surrounding area comprise a strong mix of national and regional occupiers, including Screwfix, Toolstation, Howdens and City Plumbing, alongside a range of local warehouse, trade counter and distribution businesses.



Accommodation

(All dimensions and areas are approximate)

	Sq Ft	Sq M
Ground floor	1,227	113.99
Mezzanine	802	74.51
TOTAL	1,227	113.99

Services

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

Business Rates

The property is included in the Rating List as follows:

Rateable Value: £9,000

Lease Terms

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

Rent

Rent of £12,000 p.a.x is sought.

EPC

The property has an EPC Rating of E(111).

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):