



Monk&Partners

FOR SALE



WELL LOCATED INDUSTRIAL UNIT WITH LARGE SECURE YARD

**13,503 SQFT (1,254.45 SQM) - 15,411 SQFT (1,431.72 SQM)
APPROX.**

Price: £1,250,000

12 Lister Close
Plympton
Plymouth
Devon
PL7 4BA

- Large secure site of approx. 1.02 acres
- Extensive yard and circulation space
- Substantial workshop accommodation
- Excellent access to the A38 Devon Expressway
- Suitable for various uses (STP)



12 LISTER CLOSE, PLYMPTON, PLYMOUTH, DEVON, PL7 4BA

Description

Lister Close comprises a substantial industrial unit of concrete frame construction with profiled metal cladding to the elevations and a pitched profiled metal roof incorporating translucent roof panels that provide strong natural lighting throughout the main workshop.

The property is currently trading as a vehicle repair workshop, arranged around a significant ground-floor workshop with multiple bays including a fully operational paint spraying booth that will remain in the unit, supported by a ground-floor reception, office accommodation, and staff welfare facilities. A mezzanine level provides additional storage space.

The building benefits from five roller shutter doors, three along the left hand side and two at the rear, with shutter heights ranging from approximately 3.04m to 4.8m. To the rear of the main building is an additional detached workshop, fitted with two further roller shutters.

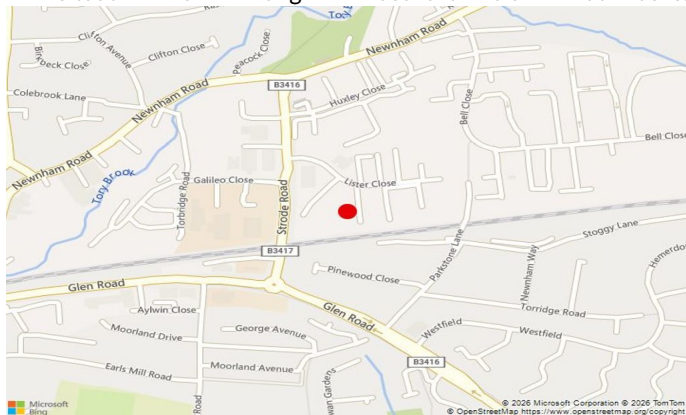
Externally, the site offers significant parking, together with dedicated wash bays equipped with underground interceptors. The seller is open to leaving or removing the existing garage equipment depending on a purchaser's requirements.

Situation

Located on Lister Close, the property sits within one of Plymouth's most established and recognised trade locations. The area is home to a strong mix of commercial occupiers including automotive repair centres, engineering businesses, trade operators and national retailers such as Aldi.

The estate benefits from excellent connectivity, positioned only moments from the A38 Devon Expressway, providing direct access across Plymouth, to Exeter, and the wider South West. Local bus services operate along nearby arterial routes, offering convenient links to surrounding residential areas and the City Centre.

Lister Close forms part of a long-standing industrial cluster that continues to attract a diverse range of businesses, supported by strong local demographics and established neighbouring operators. Its position within Plympton places it close to major residential catchments, established commercial estates and key transport corridors, making the property highly accessible and well-situated for a wide range of industrial and trade-related uses.



Accommodation

The premises have been measured in accordance with the RICS IMPS 2 (gross internal area). The floor areas are approximate and for guidance purposes only.

	Sq Ft	Sq M
Ground Floor	12,252	1,128.23
Mezzanine	1,908	177.27
Wash Bays	576	53.51
Additional Workshop	675	62.71
TOTAL	15,411	1,431.72

EPC

The property has an EPC Rating of D(83) and expires on the 13/03/2031.

Terms

Offers on £1,250,000 are sought for the benefit of the Freehold interest.

Services

We understand all mains services are either connected or available to the property.

VAT

We understand that the property is elected to charge VAT and therefore chargeable on the

Legal Costs

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

Business Rates

The current business rates for the premises is £90,500. We recommend that you make your own enquiries into the actual liability for any alternative uses. Guidance can be obtained at www.voa.gov.uk.

Anti-Money Laundering

In line with The Money Laundering Regulations 2017, Monk & Partners are obligated to verify ID for all clients that are conducting property transactions through the Company.

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



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

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PHOTOS

