



Development Land

Broadley Park Road, Belliver, Plymouth, PL6 7EZ
4.49 hectares (11.1 acres) approx.

- Adjacent to the established Belliver industrial area
- Close to A386 Tavistock Road
- Freehold
- Planning permissions for B1(b) & (c), B2 and B8 uses

FOR SALE

All Enquiries

A0795

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: 01752 255222 Fax: 01752 251100

Email: johns@monkandpartners.co.uk



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&
PARTNERS**

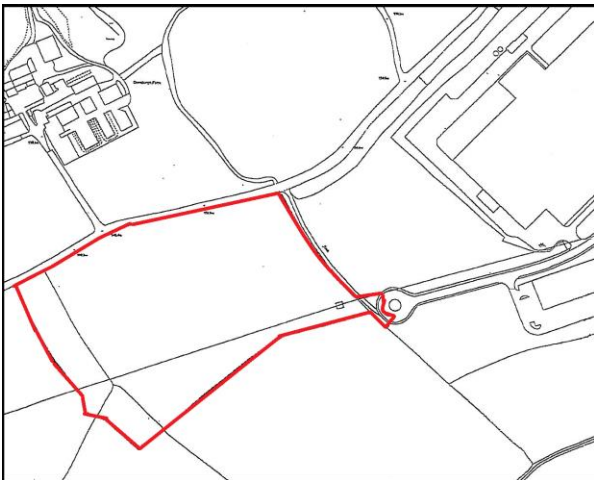
Broadley Park Road, Belliver

Plymouth, Devon, PL6 7EZ

LOCATION:

The site is situated to the north of Plymouth City Centre in the established Belliver industrial area. Broadley Park Road is accessed from Tamerton Road, which leads directly from from A386 Tavistock Road, running north out of Plymouth.

The site is adjacent to Rittal-CSM Ltd and Zenex Technologies Ltd. The Broadley Court and Devonshire Meadows Industrial Estates are also located on Broadley Park Road.



DESCRIPTION:

The site comprises an area of circa 4.49 hectares (11.1 acres) as shown outlined approximately on the above plan. The site is surrounded by industrial land and therefore has the potential for development, subject to planning consents.

Consent exists for 8810 sq m (94830 sq ft) of employment floor space plus 130 car spaces.

PLANNING:

The site is situated in an established industrial area and is suitable for a development of B1 (b) and (c), B2 and B8 uses.

Prospective purchasers are, however, advised to make their own enquiries to the Planning Department at Plymouth City Council, Civic Centre, Plymouth, Devon, PL1 2EW. Tel: 01752 668000.

Planning Reference:04/1511/10/0

SERVICES:

We understand all mains services are available to the site, although purchasers are advised to make their own enquiries to confirm this.

TENURE:

The site is available Freehold with vacant possession.

PRICE:

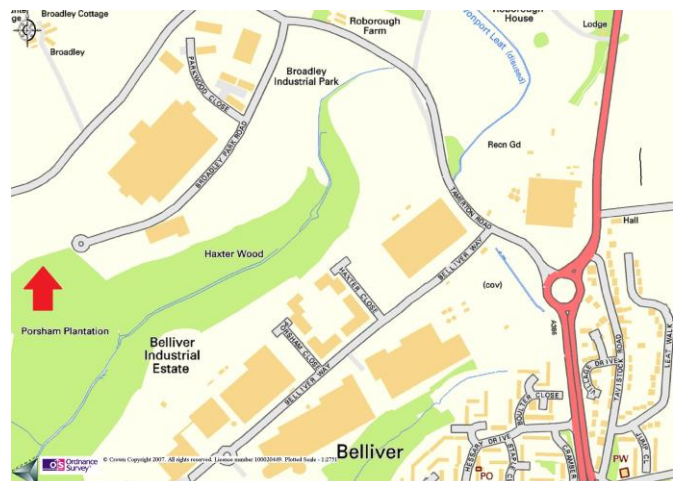
Our clients are inviting offers for the Freehold interest of the whole of the site.

LEGAL COSTS:

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

VAT:

All figures within these terms are exclusive of VAT where chargeable.



VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through joint sole agents:-

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E-mail: johns@monkandpartners.co.uk

Contact: John H Slade, BSc MRICS

OR

Savills

Contact: Simon Derby

Tel: 01823 445030

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SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:

www.commercialleasecodeew.co.uk

July 2016