



Industrial/Warehouse unit

Unit 1 Beaumont Way, Langage South, Plympton, Plymouth
656.47 sqm (7,066 sqft) approx.

- Detached new unit
- Due for completion February 2021
- B1 (Class E), B2 and B8 uses
- Good parking and yard area
- Excellent access to A38

TO LET

All Enquiries

A0915

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: **01752 255222**

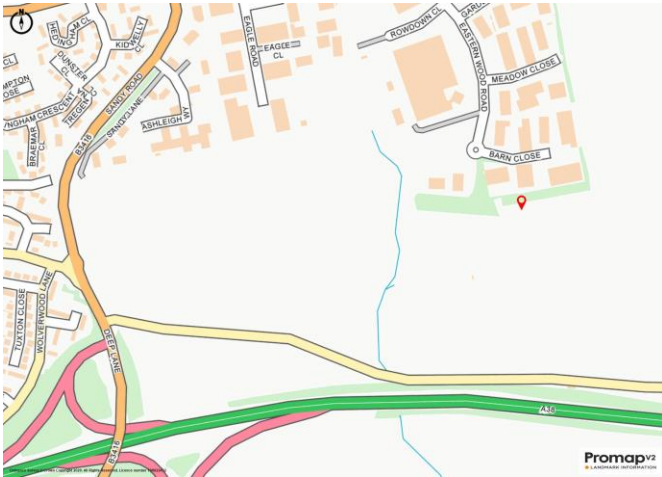
Email: johns@monkandpartners.co.uk



Unit 1 Beaumont Way, Langage South, Plympton, Plymouth

LOCATION:

The unit is located on the new Langage South development being an extension of the established and popular Langage Industrial Estate in the Plymouth suburbs of Plympton located approximately 1 mile from the A38 Devon Expressway linking to Plymouth (5 miles) and Cornwall (West), Exeter and beyond (East).



DESCRIPTION:

The new high quality unit providing flexible and adaptable commercial workspace.

The unit provides a warehouse/workshop with two roller doors plus offices arranged over two floors. To the front of the unit is a dedicated parking and yard area.

The unit is of steel portal frame construction with insulated composite cladding to the elevations and roof (upon which there are solar pv panels).

Internally the unit is finished to a high specification including:

- Male/female/disabled WC's
- Carpets, LED lighting and perimeter trunking to offices
- Kitchen
- Three phase electricity
- Power floated concrete workshop/warehouse floor
- 5.9m and 5.35m eaves to front and rear
- Electrically operated sectional loading doors

ACCOMMODATION:

(All dimensions and areas are approximate)

Workshop/Warehouse: 475.38 sqm (5,117 sqft)

Offices: Ground: 96.04 sqm (1,034 sqft)

First: 86.75 sqm (934 sqft)

Total: 658.17 sqm (7,085 sqft)

RENT:

Upon application.

VAT will be applicable.

PLANNING:

The property has consent for B1 (Class E), B2 and B8 uses.

Prospective tenants are advised to satisfy themselves that their proposed use is permitted and would be required to obtain any necessary consents if their use is different to the above.

For Further information call:

The Planning Department
South Hams District Council
Follaton House
Plymouth Road
Totnes
TQ9 5NE
01803 861122
planning@southhams.gov.uk

SERVICES:

We understand that mains water, electricity, gas and drainage are available and/or connected.

BUSINESS RATES:

To be assessed.

ENERGY PERFORMANCE CERTIFICATE:

These will be issued upon completion of the scheme with A ratings targeted.

TERMS OF LEASE:

Terms to be negotiated, on a Full Repairing and Insuring basis.

LEGAL COSTS:

The tenants will be responsible for their own legal costs incurred in the transaction along with a contribution towards the landlords legal costs.

OTHER:

Under the Money Laundering Regulations 2017, Monk & Partners will require any purchaser to provide proof of identity along with any other associated documents prior to exchange of contracts.

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VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

John H Slade, BSc MRICS
Tel: 01752 255222
Mobile: 07770 653516
E-mail: johns@monkandpartners.co.uk



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

December 2020

