



Industrial/Warehouse units

Units 17 and 18, Langage South, Plympton, Plymouth, PL7 5FL
150 sqm (1,615 sqft) approx. each unit.

- New terraced units
- B1 (Class E), B2 and B8 uses
- Full cover mezzanine
- Good parking and forecourt area
- Excellent access to A38

FOR SALE

All Enquiries

A0954

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: **01752 255222**

Email: johns@monkandpartners.co.uk



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SITUATION/LOCATION:

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



DESCRIPTION:

A terrace of new high quality units providing flexible and adaptable commercial workspace.

The two units provide warehouse/workshop space ground level with WC and office/storage space above. To the front of the unit is a dedicated parking and forecourt area for 6 vehicles per unit (double parked).

The unit is of full height block construction with insulated composite cladding under a mono-pitched roof.

Internally the unit provides: Disabled spec WC together with stairs up to a mezzanine floor.

ACCOMMODATION:

(All dimensions and areas are approximate)

Unit 17: 150 sqm (1,615 sqft)

Unit 18: 150 sqm (1,615 sqft) **Under Offer**

PROPOSITION:

The units are available to purchase Long Leasehold (999 years) at £210,000 plus VAT per unit.

PLANNING:

The units have consent for B1 (Class E), B2 and B8 uses.

Prospective purchasers 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 and drainage are available and/or connected.



"Similar completed block of units"

Units 17 and 18, Langage South, Plympton, Plymouth

BUSINESS RATES:

To be assessed.

VAT:

VAT will be applicable.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction.

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.

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners
 4 The Crescent
 Plymouth
 Devon
 PL1 3AB

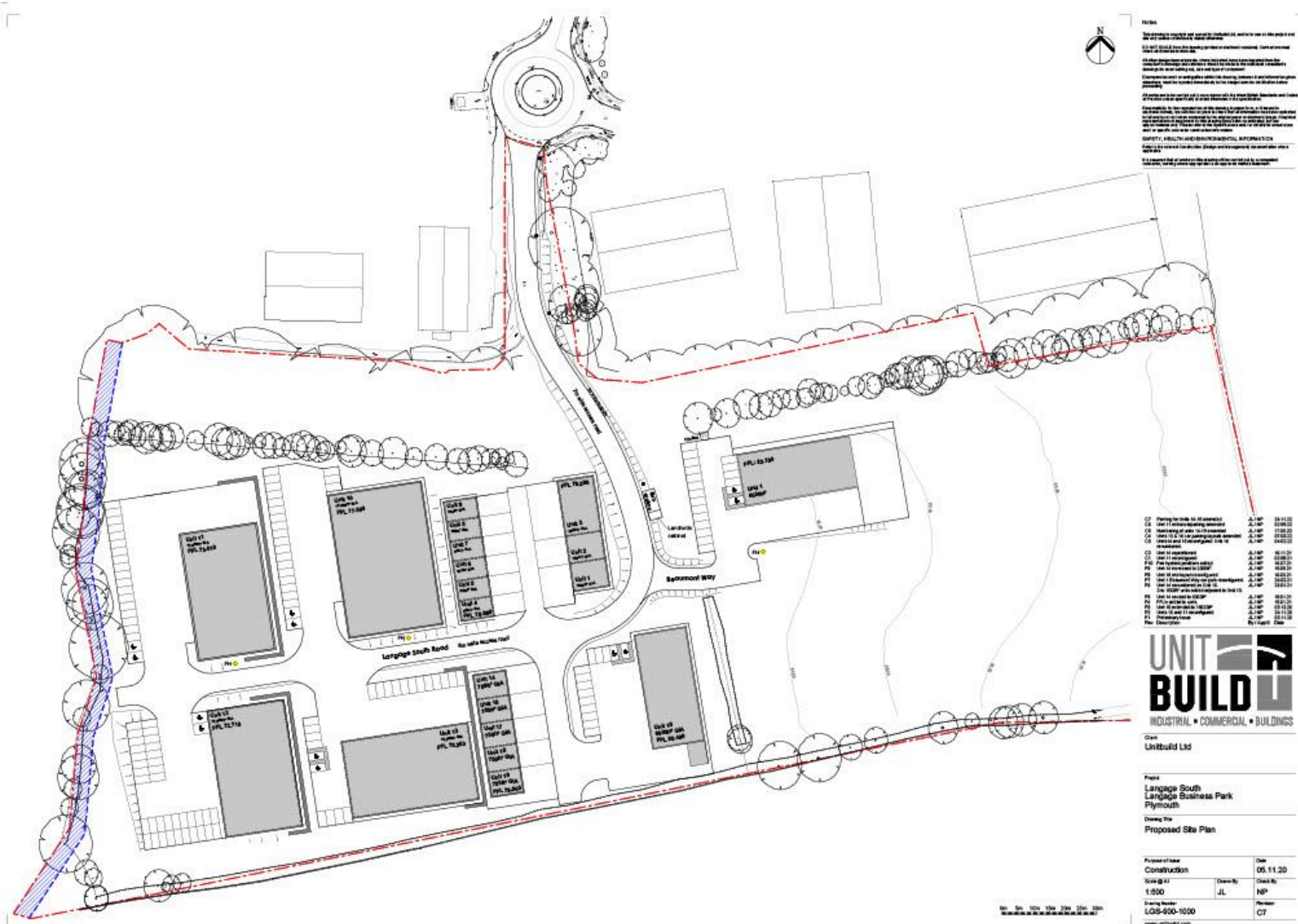
John H Slade, BSc MRICS
 Tel: 01752 255222
 Mobile: 07770 653516
 E-mail: johns@monkandpartners.co.uk

SUBJECT TO CONTRACT

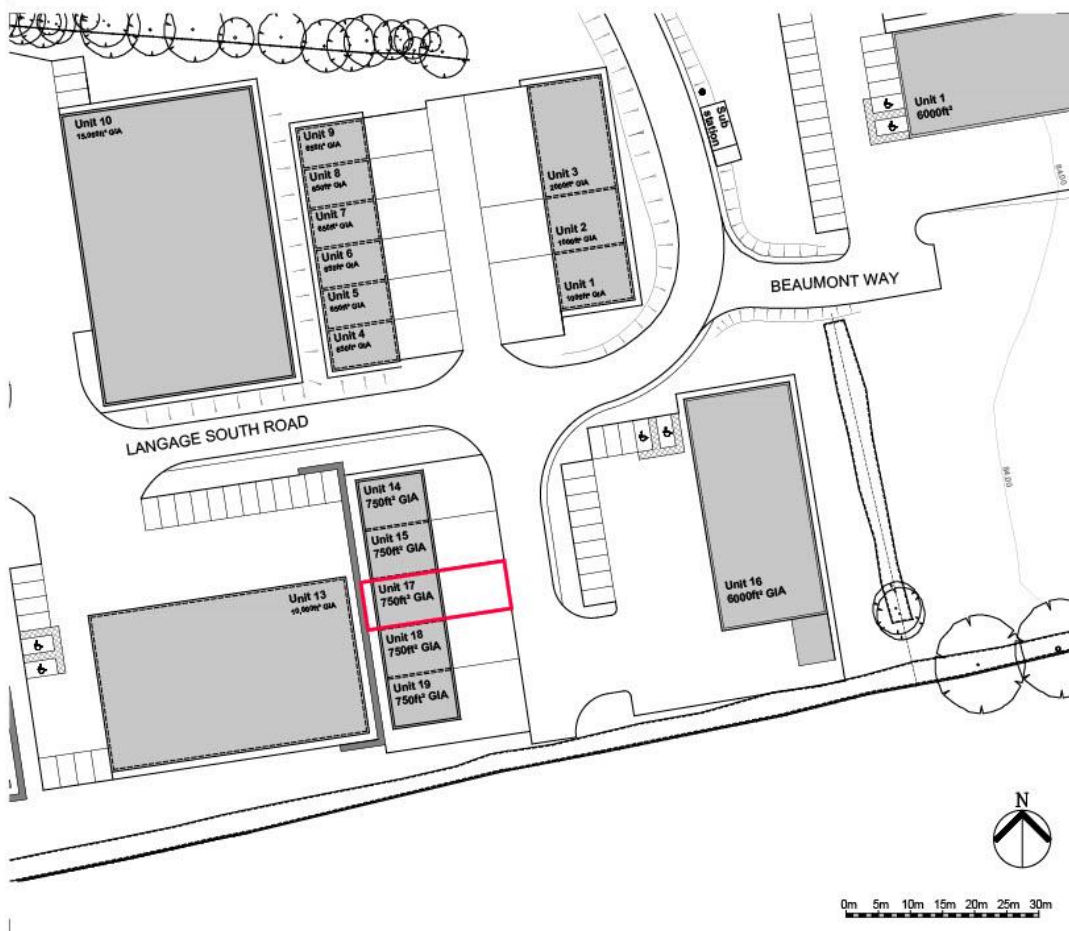
Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:

www.commercialleasecodeew.co.uk

December 2022



Units 17 and 18, Langage South, Plympton, Plymouth



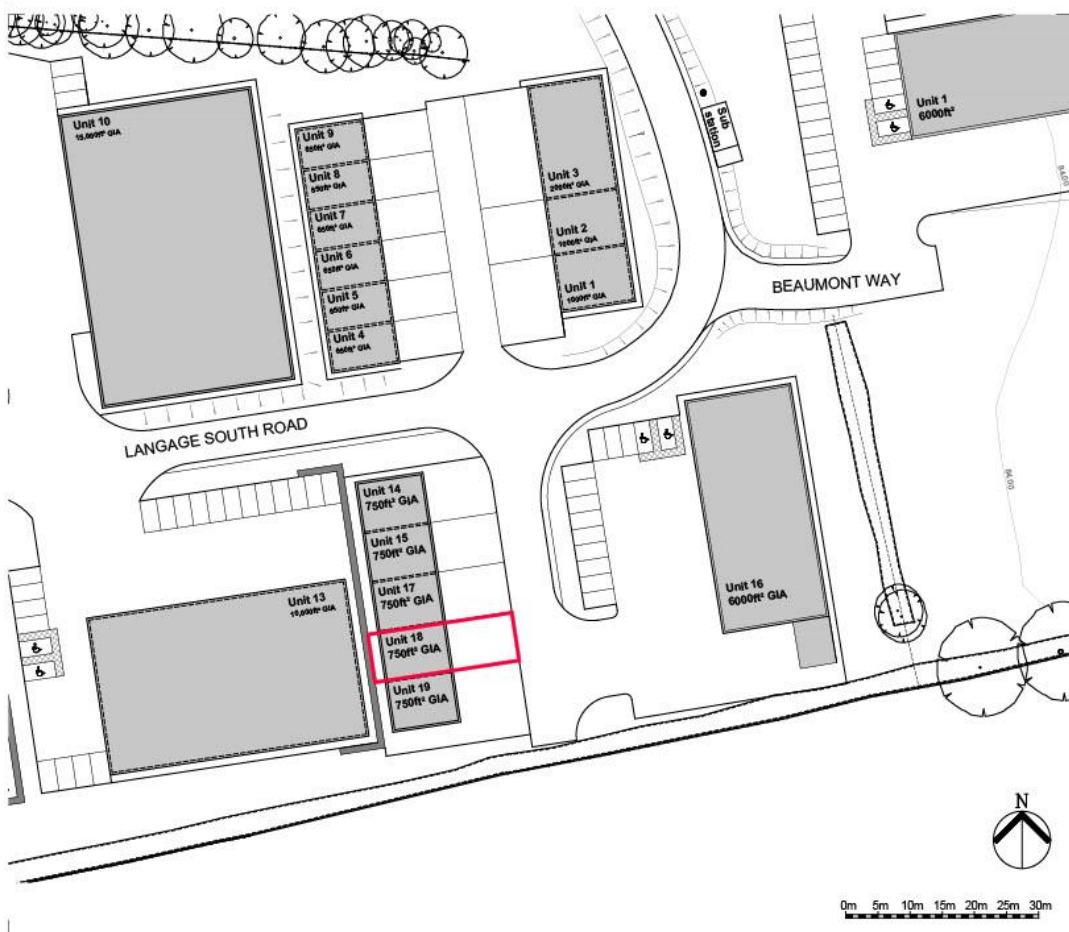
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C2 Parking adjacent to road omitted
 C1 Conveyance issue
 J.L./N.P. 24.11.22
 J.L./N.P. 06.10.22
 Rev. Description



Client: Unitbuild Ltd
 Project: Langage South, Langage Business Park, Plympton
 Drawing Title: Unit 17 Conveyance Site Plan

Purpose of Issue	Date
Conveyance	06.10.22
Scale @ A3	Drawn By: JL
1:500	Check By: NP
Drawing Number: LGS-910-17-0001	Revisions: C2
www.unitbuild.com	



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C2 Parking adjacent to road omitted
 C1 Conveyance issue
 J.L./N.P. 24.11.22
 J.L./N.P. 06.10.22
 Rev. Description



Client: Unitbuild Ltd
 Project: Langage South, Langage Business Park, Plympton
 Drawing Title: Unit 18 Conveyance Site Plan

Purpose of Issue	Date
Conveyance	06.10.22
Scale @ A3	Drawn By: JL
1:500	Check By: NP
Drawing Number: LGS-910-18-0001	Revisions: C2
www.unitbuild.com	