



Industrial/Warehouse/Unit

**Unit 11, Header Court, Beechwood Way, Langage Science Park,
Plympton, Plymouth, PL7 5HH**

196.61 sqm (2,116 sqft) approx. and parking

- Popular Industrial Estate Close to the A38
- High Quality and Sustainable Modern Unit
- Suitable for multiple uses
- 5 Parking Spaces

TO LET

All Enquiries
A1036

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: 01752 255222

Email: johns@monkandpartners.co.uk



SITUATION:

The unit is set within the popular Header Court location at Langage Science Park in Plympton, just minutes from the A38 for easy access to Plymouth and beyond.

Header Court hosts a mix of industrial, manufacturing warehouse and service businesses including Dartmouth Foods, Lang & Potter Ltd, City Sprint and SIG Trading LTD.



DESCRIPTION:

The property comprises a mid-terrace unit of steel portal frame construction with a mix of full height and 2.2m block internal walls and externally clad with a mix of composite profile metal and micro profile cladding.

The unit is fitted with an electric roller door and LED lighting throughout. Internally, the floor is power floated concrete, and the building has a minimum eaves height of 6.25m. A mezzanine with 5kN/m² loading provides additional storage space or the ability to create first floor accommodation. First Floor windows form part of the original construction. 3m X 5m sectional, insulated up and over electric loading door. The unit also benefits from roof mount solar PV panels.

The unit has a glazed pedestrian main access with 5 allocated parking spaces. It also includes office space, a kitchen and disabled specification WC and shower.

ACCOMMODATION:

(All dimensions and areas are approximate)

Ground Floor	196.61 sqm	2116 sq ft
Including office & kitchenette	19.98 sqm	215 sq ft
Total	196.61 sqm	2,116 sq ft

SERVICES:

We understand that mains water, electricity (three phase) and drainage are connected to the property. Gas is available but may not be connected to the property.

BUSINESS RATES:

The property is included in the Rating List as follows:

Rateable Value: £15,250

Terms:

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

Rent:

£22,500 p.a.x is sought.

EPC:

The property has an Energy Performance Rating of A22.

VAT:

VAT will be chargeable on the rental & other outgoings.

LEGAL COSTS:

The tenant will contribute £750.00 plus VAT towards the landlord's legal and professional fees.

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 AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents: -

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

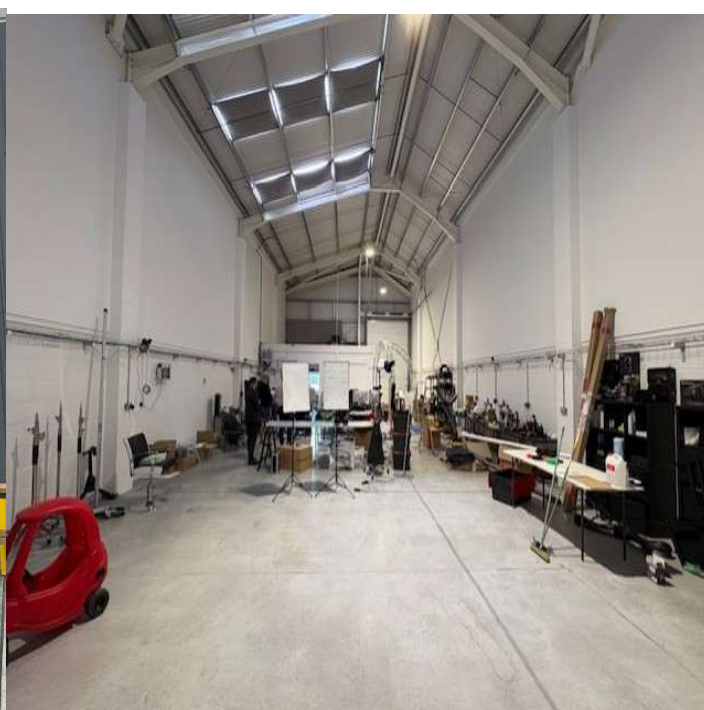
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REVISIONS			
1	Issue for client approval	02.11.18	NA
2	Issue for client approval	02.11.18	NA
3	Issue for client approval	02.11.18	NA
4	Issue for client approval	02.11.18	NA
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Langage Business Park			
Plymouth			
PL7 5RS			
CLIENT			
Ryearch Ltd			
ARCHITECT			
AYRES HAYNES ARCHITECTS			
100, The Waterfront, Plymouth, PL7 5RS			
01752 333333			
www.ayreshaynes.co.uk			
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Site plan Scale 1:100



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