



To Let

Unit 3, 17 Clare Place,
Coxside, Plymouth PL4 0JW

Centrally Located Industrial Premises with
small yard.

Size: Ground Floor 7,922 sq ft (736 sq m)
Mezzanine 1,532 sq ft (142.3 sq m)

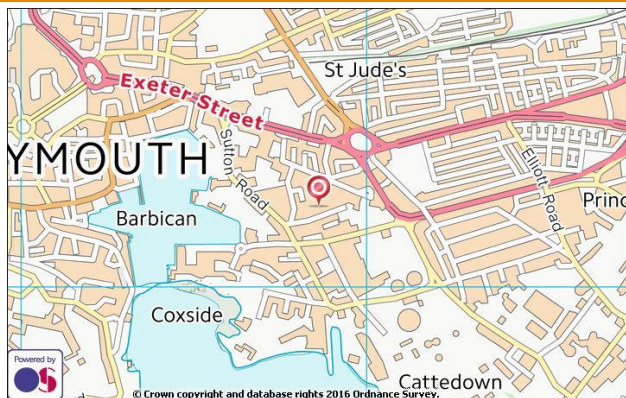
To Let: £60,000 pax

Viewing by prior appointment with
Chris Ryland or Gavin Sagar

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Location & Description

The City of Plymouth is the largest conurbation in the far South West having a population in excess of 250,000 inhabitants. It provides a comprehensive range of business and leisure amenities, together with employment opportunities. Plymouth has a noted naval port and dockyard, the benefit of a railway station on the Penzance to Paddington main line, as well as a cross-Channel ferry terminal. The A38 dual carriageway lies circa 2 miles north of the City Centre and connects with the M5 motorway at Exeter.

The property is located in the Coxside / Cattedown area of Plymouth in an established industrial location approximately ¾ mile to the east of city centre. The property is located at the head of Clare Place cul de sac.

The premises is of steel portal frame construction with rendered block to a height of 2.5m. There is steel profiled cladding to the elevations and roof covering with approximately 10% translucent roof lights. Access to the office content is via Clare Place. The goods entrance is the eastern elevation where there are two 5 meter high roller shutter doors.

Internally the unit is configured as a large open plan warehouse with a small element of office accommodation with additional mezzanine storage to the southern side of the building. Externally there is a surfaced yard area to the eastern side of the property.

Accommodation

Warehouse	600.6 sq m	6,465 sq ft
Mezzanine	142.3 sq m	1,532 sq ft
Offices / Ancillary	135.4 sq m	1,457 sq ft
GIA	736 sq m	7,922 sq ft
Yard	510 sq m	5,490 sq ft

Tenure

Our clients are prepared to sell or grant a leasehold interest in the building for which they are seeking offers in the region of £60,000 pax for the lease.

Rateable Value

The property is shown in the 2017 rating list has having a Ratable Value of £47,500. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

This property has been rated **D (93)**.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 12403



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