

TO LET



BEECHWOOD WAY LANGAGE BUSINESS PARK

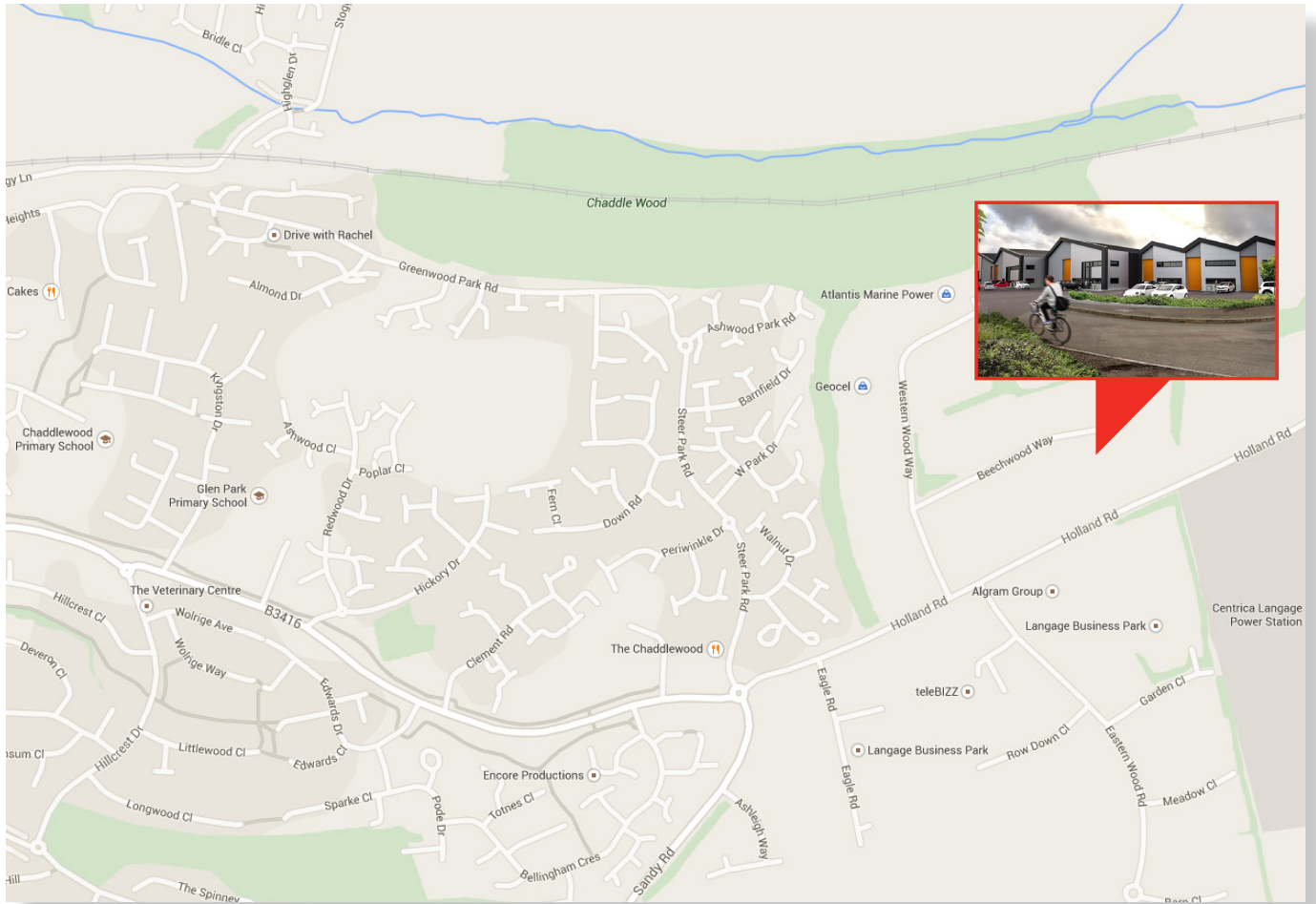
High quality units



PLYMOUTH
CITY COUNCIL

- 194sqm (2,088sqft) – 1,019sqm (10,964sqft) units available
- B1, B2 & B8 use
- Ample car parking and large service yard.
- The units are located within easy access of the A38.
- Sustainable project with roofs incorporating solar panels.
- Available Summer 2018 on new flexible, full repairing and insuring leases.

LOCATION



Location map c/o Google Images 2014

Langage Business Park is situated to the east of Plymouth, on the edge of the suburb of Plympton.

The Estate has good road communications with the Deep Lane junction of the A38 Devon Expressway located immediately to the south, which in turn gives access to the City of Plymouth and Cornwall to the west and Exeter and the M5 motorway network to the east.

Beechwood Way
Langage Business Park
Plympton
Plymouth PL7 5HH

DESCRIPTION

This new high quality scheme is due for completion Summer 2018 and will comprise a well located, flexible and adaptable development comprising a terrace of units, totalling 2,830sqm (30,450sqft), with a large yard area. The development will be secured with fencing to the perimeter and have gated access. The units will be steel frame construction and comprise composite, insulation to the elevations, which will incorporate the solar PV. Internally, the accommodation will be finished to a high specification including:

- Male, female and accesible toilets
- Shower facilities
- Carpets, lighting and perimeter trunking (including power and data sockets) to offices
- Flexible design to allow vertical or horizontal expansion of office accommodation
- Kitchens/kitchenettes will be provided (not appliances)

- Three phase electricity
- 3m x 5m sectional, insulated up and over loading door
- High levels of insulation
- Roof mounted solar PV panels
- Solar reflective glass
- External lighting to the yard area
- Recycling zones and cycle shelters
- Large yard area to the front of the terraces and turning for 12.2m (40ft) articulated lorry.

SITE PLAN



ACCOMMODATION

The property comprises of industrial accommodation comprising of six units, which are capable of sub-division in a number of different ways to produce units ranging in size between approximately 192m² (2,067 sqft) – 2,794m² (30,075 sqft) Gross Internal Area. Each unit will have its own allocated car parking spaces including one disabled bay.

Internally, the accommodation will comprise an open plan production area with a minimum eaves height of 6.0m (19ft 7"). To the front of each unit will be a modern open plan office area incorporating male and female WC's.

Unit Sizes

Unit No.	Actual GIA SqM (SqFt)
Unit 10	198sqm 2,130sqft
Unit 11	194sqm 2,088sqft
Unit 12	194sqm 2,088sqft
Unit 13	556sqm 5,982sqft
Unit 14	669sqm 7,198sqft
Unit 15	1,019sqm 10,964sqft
Total	2,830sqm 30,450sqft

RENT

Upon application.

VAT will be applicable.

PLANNING

The property has consent for B1, B2 & B8 use.

Prospective tenants are strongly advised to satisfy themselves that their proposed use for the premises is acceptable in planning terms. The prospective tenant is responsible for obtaining any necessary planning permissions, which may be required in connection with their proposed use of the premises.

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

Mains water, drainage, gas and electricity are available and connected.

BUSINESS RATES

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

To be assessed but targeting A/B rating

TERMS OF LEASE

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

FURTHER INFORMATION AND VIEWINGS

The units are scheduled for completion Summer 2018.

For further information or arrange a viewing of the property, please contact Tom Palmer of the Commercial Property Team on 01752 304202 or email tom.palmer@plymouth.gov.uk

SUBJECT TO CONTRACT

The particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.