

**TO LET**

**Listers**  
PROPERTY CONSULTANTS

# Showroom/Warehouse

2 Parkwood Close, Roborough, Plymouth PL6 7SG

3,094ft<sup>2</sup> / 287m<sup>2</sup>

**High specification with offices and yard.**



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Email: [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)

[www.listers.uk.com](http://www.listers.uk.com)

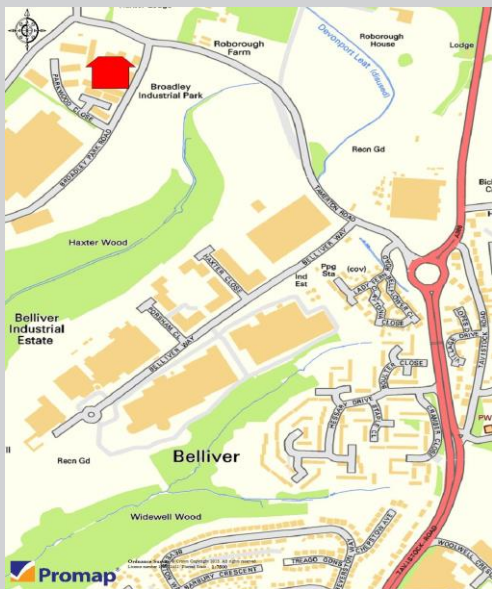
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## Location

Roborough lies at the north-western fringe of Plymouth, within The South Hams. Parkwood Close is off Broadley Park Road and Tamerton Road, which leads from the "Plessey" roundabout off the A386 Tavistock Road, which itself joins the A38 dual carriageway (M5) at Manadon, 3 miles to the south.

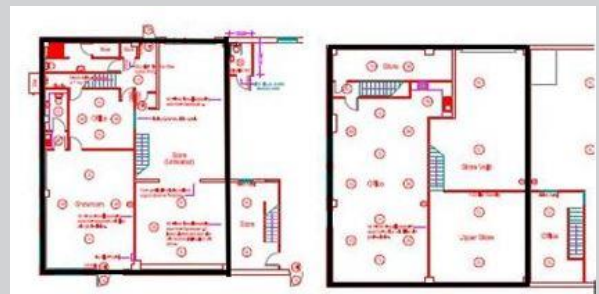


## Accommodation (gross internal area)

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Office 1	46	499
Office 2	17	185
Warehouse	87	940
First Floor Office	70	751
Store	17	184
Mezzanine	35	377

## Services

Mains water, Mains drainage, 3 phase power. Mains gas is available. EPC: TBC



## Business Rates

The property is currently split for rates:  
Ground Floor £9,000pa, First Floor £5,200pa  
UBR multiplier 2021/22: 51.2p in the £

## Terms of Availability (subject to contract)

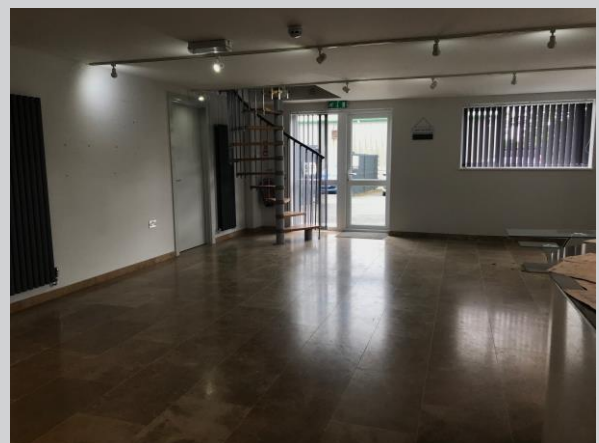
The property is vacant and available immediately by way of a new lease, on terms to be agreed, at an initial rent of £20,500pa, assuming a term of 5 years. The property title includes covenants restricting certain uses.

## Description

A modern portal frame industrial unit with brick/block walls and profile steel cladding/roofing incorporating translucent daylight roof panels offering office accommodation split over two floors.



The ground floor comprises two offices, staff facilities including shower, WC and tea point, a warehouse with mezzanine floor and a roller shutter door (4m x 3.5m).



## Viewing

By appointment during business hours via Listers.

Tel: 01752 222135  
Email: [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)  
[www.listers.uk.com](http://www.listers.uk.com)

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