

DRAFT TO LET

Listers
PROPERTY CONSULTANTS

Modern Warehouse

Galileo Close, Newnham, Plympton PL7 4JW

6,221ft² / 578m²

High bay warehouse with yard and mezzanine



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Location

Plympton is a major suburb 6 miles to the west of Plymouth city centre, with good access to the A38 which links to the M5 at Exeter 35 miles to the east. Galileo Close lies at the heart of the Newnham Industrial Estate, near a new Aldi supermarket. Other nearby occupiers include Lang & Potter, Chaplins Superstore, Roofbase, Brandon Hire Station and Audi.



Description

Terraced high bay warehouse/industrial unit of steel portal frame construction with profile steel cladding, translucent daylight panels and PVC double glazed windows. The minimum height to eaves is 5.25m and goods access is via a new roller shutter (5m wide x 4.8m high). Internally there is LED lighting, a substantial mezzanine floor, welfare and office.



Externally is a fenced and concrete-surfaced yard with shared access gates.

Accommodation

	m ²	ft ²
Ground Floor		
Office	24	261
Store	35	375
Warehouse	<u>325</u>	<u>3500</u>
Lightweight mezzanine	24	261
Mezzanine storage	135	1448
First Floor welfare	<u>35</u>	<u>375</u>
TOTAL	578	6221

Services

All mains services are supplied to the property incl 3-phase power.

EPC: D 79

Business Rates

Rateable Value 2017: to be assessed
UBR multiplier 2019/20: 51.2p in the £

Terms of Availability

The property is to let on flexible leasehold terms from December 2020 at an initial annual rent of £32,000 excl., subject to contract

Use/Planning

The established use is warehousing and distribution falling within Class B8. Other industrial uses may need planning permission.

Viewing

By appointment via Listers, during normal business hours.