

TO LET

Listers
PROPERTY CONSULTANTS

Factory/warehouse

Belliver Way, Roborough, Plymouth PL6 7BP

21,428 ft² / 1,991 m²

High power supply, yard, offices.



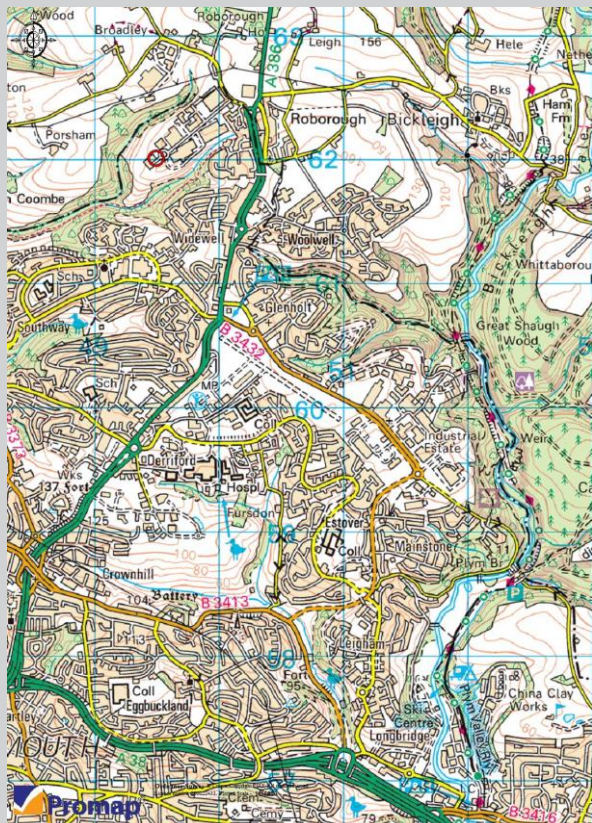
Tel: 01752 222135
Email: enquiries@listers.uk.com

www.listers.uk.com

TO LET

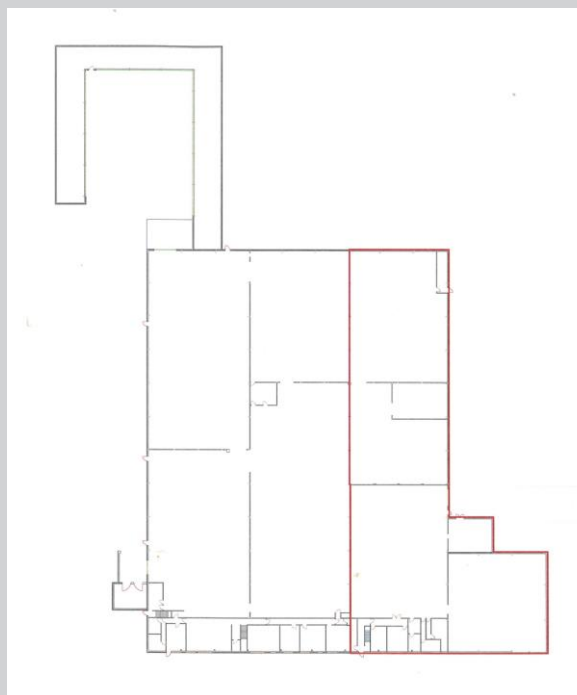
Location

Situated on the northern edge of Plymouth, Belliver is accessed from the A386 Tavistock Road and from the A38 dual carriageway via the Manadon junction, 4 miles to the south. The property is at the end of Belliver Way, a cul-de-sac. The surrounding area is predominantly manufacturing including Plessey, Becton Dickinson and ToshibaCarrier.



Services

All mains services are supplied to the property.
EPC: C 69



Business Rates

Rateable Value 2017: To be assessed.
Typical Rateable values are around £40/m².
UBR multiplier 2020/21: 51.2p in the £

Terms of Availability

The property is currently vacant and available immediately at an annual rent of £75,000pa (£3.50/ft²), subject to contract.

The Client Fund supports The Code for Leasing Business Premises in England and Wales 2007 produced by The Joint Working Group on Commercial Leases. Follow the Code at www.commercialleasecode.co.uk.

Small Business? For free help on negotiating a lease see www.leaseingbusinesspremises.co.uk

Description

Part of a detached 1980's manufacturing facility, with offices, car parking and yard, on a total site of approximately 3.2 acres (1.3ha), of steel portal frame construction with roll edge steel cladding and roof with some translucent roof-lights. Minimum eaves height: 4.6m. Roller entrance shutter to the west elevation, with dock leveller.

There are administration offices to the front and staff welfare facilities at basement level.

Accommodation	ft ²	m ²
Warehouse/production	17,042	1,583
Offices	2,233	207
Basement welfare	2,153	200
TOTAL	21,428	1,991

Permitted use

The property is currently used for manufacturing within Class B2. B1 and B8 uses are also permitted, subject to planning consent.

Viewing

Strictly by appointment.

Tel: 01752 222135

Email: enquiries@listers.uk.com

www.listers.uk.com

MISREPRESENTATION ACT COPYRIGHT DISCLAIMER

No part of this document may be reproduced or transmitted in any form or by any means without prior written consent of Listers Ltd. It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. We would like to be told of any such errors in order to correct them.

All Rights Reserved COPYRIGHT LISTERS Ltd 2020. Registered in England
Company Number 8473324 VAT no 159 0357 01