

**TO LET**

**Listers**  
PROPERTY CONSULTANTS

# Warehouse/workshops

Rear of Concept House, Eastern Wood Road,  
Langage Industrial Estate, Plymouth PL7 5ET

**4,584ft<sup>2</sup> / 426m<sup>2</sup>**

**Two warehouses plus optional yard.**



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

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

## Location

Langage Park is Plymouth's leading industrial and distribution location with well-spaced buildings and excellent access roads. It is situated on the eastern side of the city, less than a mile from the A38 dual carriageway, which links with Cornwall to the west and to the M5 at Exeter, 35 miles to the east. Eagle Road is just off the spine road.



The property forms part of a major manufacturing facility with 24/7 access, in a secure site with CCTV.

## Description

Two adjoining warehouses of steel portal frame construction with non-insulated profile steel cladding providing eaves heights of 4m and 6.3m respectively. The higher bay unit has one working roller shutter 5m high x 5m wide. In addition the property may be offered with an open, unfenced concrete yard suited for portable office installation.



## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Warehouse 1	203	2,181
Warehouse 2	223	2,403
<b>TOTAL</b>	<b>426</b>	<b>4,584</b>

Extra Yard (option) 604 6501

## Services

The following services are supplied:

3 phase power  
 Metered mains water sub-supply (no mains drainage)  
 Broadband

## Energy Performance

The property does not consume any heat energy so has not been assessed for an EPC.

## Business Rates

Rateable Value 2017: to be assessed  
 UBR multiplier 2020/21: 51.2p in the £

## Terms of Availability, subject to contract

The property is available to let on conventional leasehold terms as a whole at £25,000pa, or with the additional yard at extra cost.



## Viewing

Most times by appointment weekdays, via sole agent:  
 Listers 01752 222135.