



## **TO LET**

**0.30 ACRES  
(0.12 HECTARES)**

Secure, surfaced yard with  
office and outbuildings.

Suitable for a variety of  
commercial uses such as  
open storage or car parking.

- TO LET

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- £20,000 pax

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- CLOSE TO CITY CENTRE

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- PLANNING CONSENT GRANTED FOR  
TEMPORARY USE AS CAR PARK

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### Summary

Available Size	0.30 Acres / 0.12 Hectares
Rent	£20,000 per annum
EPC	Upon enquiry

### Description

The property comprises a small site accessed directly off Sutton Road, which is currently vacant. Previously occupied by a timber merchant, the site includes a small, single storey office to the front of the site, with a series of timber stores and mill space to the rear. These are bounded to the rear by a high wall, with mono pitch profiled metal clad roof and timber frontages. Part of the warehousing is open to the front. The front office is of brick construction with rendered elevations and is in very basic repair.

The yard is sloped and concrete surfaced with double iron gates and floodlighting.

The site benefits from a planning consent for the temporary use of the site for car parking, the consent expires on the 8th May 2030. -

Application 25/00419/FUL

### Location

The site is located to the east of Sutton Harbour, on the eastern side of Sutton Road. In between the subject site and the Harbour lies the proposed site for the Sugar Quay residential development.



Directly to the north there are a number of other prominent industrial/trade occupiers including Brandon Hire, Travis Perkins and Screwfix.

The A38 is the principal trunk road serving Plymouth, connecting the city with Cornwall to the west and Exeter (44 miles) to the north east, where the A38 also joins the M5 motorway. Plymouth Railway Station (1 mile) provides direct rail services to Exeter St David's (55mins), Truro (1hr 10 mins) Bristol Temple Meads (2hrs) and London Paddington (3hrs 9mins).



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