



5 STRODE BUSINESS CENTRE, STRODE ROAD, PLYMOUTH, PL7 4AY

TO LET £19,950pa.excl.

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Situated on the eastern side of Plymouth, Strode Business Centre forms part of a busy industrial and trade counter estate. Strode Business Centre is a secure site with night time security patrols, CCTV and a caretaker manager ensuring the site is efficient and tidy. Nearby occupiers include Aldi, Rogers Wholesale and Chaplins Superstore.

The A38 dual carriageway lies circa 2 miles south of Strode Business Centre, giving easy access to Plymouth city centre, to Cornwall via the Tamar Bridge and connecting with the M5 motorway at Exeter.

DESCRIPTION:

The unit comprises a light truss frame industrial warehouse, with three allocated parking spaces, plus delivery apron. Access is via two roller shutter doors (one electric 4.28m wide x 4.5m high & the second manual 3m x 3m) and a separate pedestrian door. The unit comprises workshop/warehouse with mezzanine storage to rear. Eaves height 4.6m (min). The unit benefits from LED lights throughout. Separate shared facilities have recently been comprehensively modernised to provide ladies/gents and accessible WCs, as well as a new shower room, which are cleaned daily as part of the service charge.

SCHEDULE OF ACCOMMODATION:

Area	sq.ft	sq.m
Warehouse	3,093	287
Mezzanine	328	30
Total	3,421	317

SERVICES:

The unit has 3 phase electricity, provided by the landlord's transformer. The electric is provided by combination of onsite solar panels and imported green energy. Electric and water are invoiced directly and charged via sub metered readings. Mains drainage.

LEASE TERMS:

Available on flexible leasehold terms, outside the provisions of the Landlord and Tenant Act 1954, at an annual rent of £19,950pa.excl., subject to contract and other terms. Premises are let on internal repairing and insurance terms, with a service charge to cover landlord's costs associated with insurance, and the maintenance of the exterior, building structure and maintenance of the common parts. Reviewed in 2025/26 the service cost is £4,100.78pa which includes insurance.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £15,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Rating for this property is A (5).

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

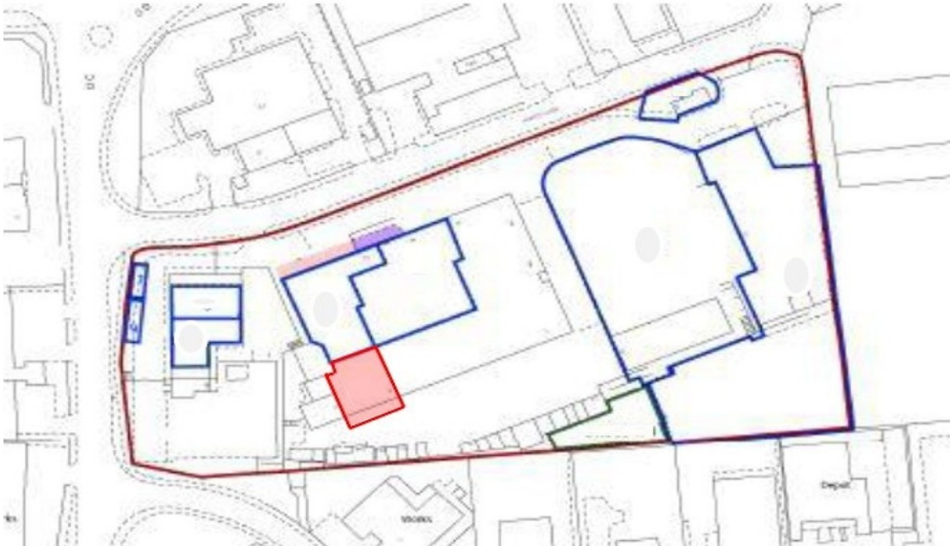
Strictly through Listers. Please contact:-

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