



FOR LEASE

# UNIT H1

85 St Modwen Road, Parkway Industrial Estate  
PLYMOUTH, Devon PL6 8LH

6,146 sq m (66,157 sq ft)

- › Distribution / manufacturing facility
- › Accessible location
- › Site area of 1.58 hectares (3.90 acres)
- › Extensively refurbished





## DESCRIPTION

The property was developed in 1985 and comprises a detached industrial / warehouse unit of steel portal frame construction with brick and block elevations rising to a steel clad roof. The unit has a solid concrete floor. Internally, the unit benefits from a minimum internal eaves height of 5.15m rising to a pitch of 6.90m. The property has an integral two storey office section and is served by three roller shutter doors.

The property is currently undergoing a major refurbishment and will be available for occupation during Q4 2021.

The property has three highway access points. One off St Modwen Road and two from the shared, private estate road. The private cul-de-sac is shared by SIG (Unit H2) and Howden Joinery (Unit J2). There is management arrangement set up for the maintenance of all common areas and services.

## LOCATION

Plymouth is the second largest centre in the south west of England after Bristol and lies approximately 120 miles to the south west of Bristol and 45 miles to the south west of Exeter. The city has excellent communication links with the A38 dual carriageway providing direct and easy access to Exeter and the M5 motorway. Plymouth is served by First Great Western, providing direct rail access to London Paddington (3 hours) and Bristol Temple Meads (2 hours).

Unit H1 St Modwen Road is situated on the Parkway Industrial Estate, a modern and established estate immediately adjacent to the Marsh Mills roundabout and therefore access to the A38, local and regional road network is excellent. The estate is approximately 2 miles from Plymouth City Centre and includes a mixture of industrial, trade counter, offices, self-storage, auto retail and non-food retail occupiers. Nearby occupiers include Next, Homebase, Halfords, DFS, Plumbase, Costa, Howden Joinery, SIG, BSS and Ocean BMW.



## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and includes the following gross internal floor areas:

AREA	SQ M	SQ FT
Warehouse	5,008	53,909
Offices (Ground & First Floor)	1,138	12,248
<b>Total</b>	<b>6,146</b>	<b>66,157</b>

The property occupies a site of approximately 1.58 hectares (3.90 acres) reflecting a site cover of 40%.





## TENURE & TERMS

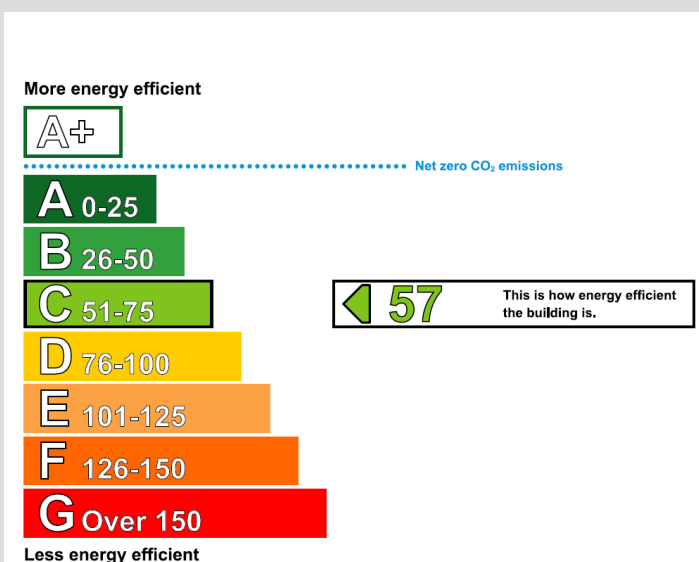
The property is held freehold. The property is available as a whole or two parts on a new full repairing and insuring lease(s) with terms to be negotiated. The quoting rental for the whole is £465,000 per annum. VAT will be charged on the rent and any other charges.

## SERVICES

We understand that mains electricity (including 3 phase), water, gas and drainage are connected to the property. These services have not been tested by the agents and interested parties should make their own enquiries.

## EPC

C: 57



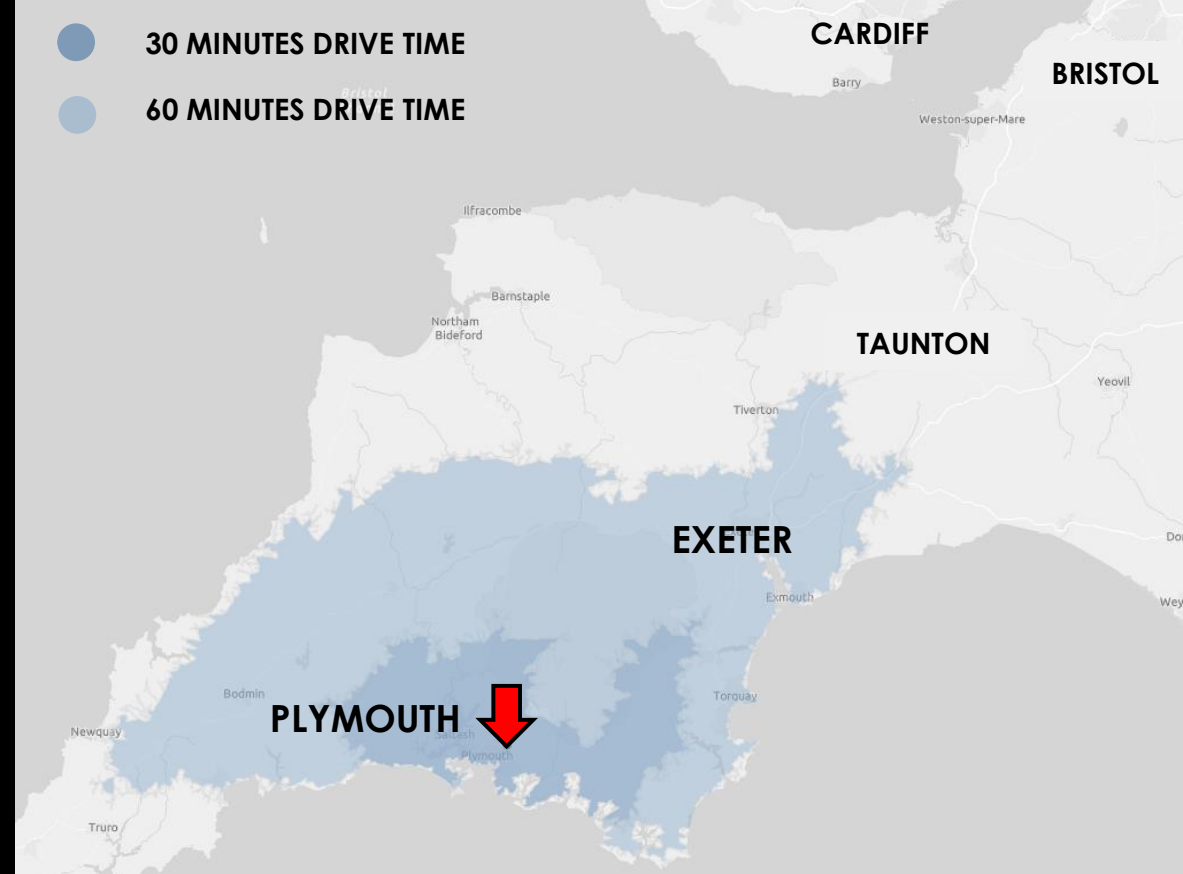
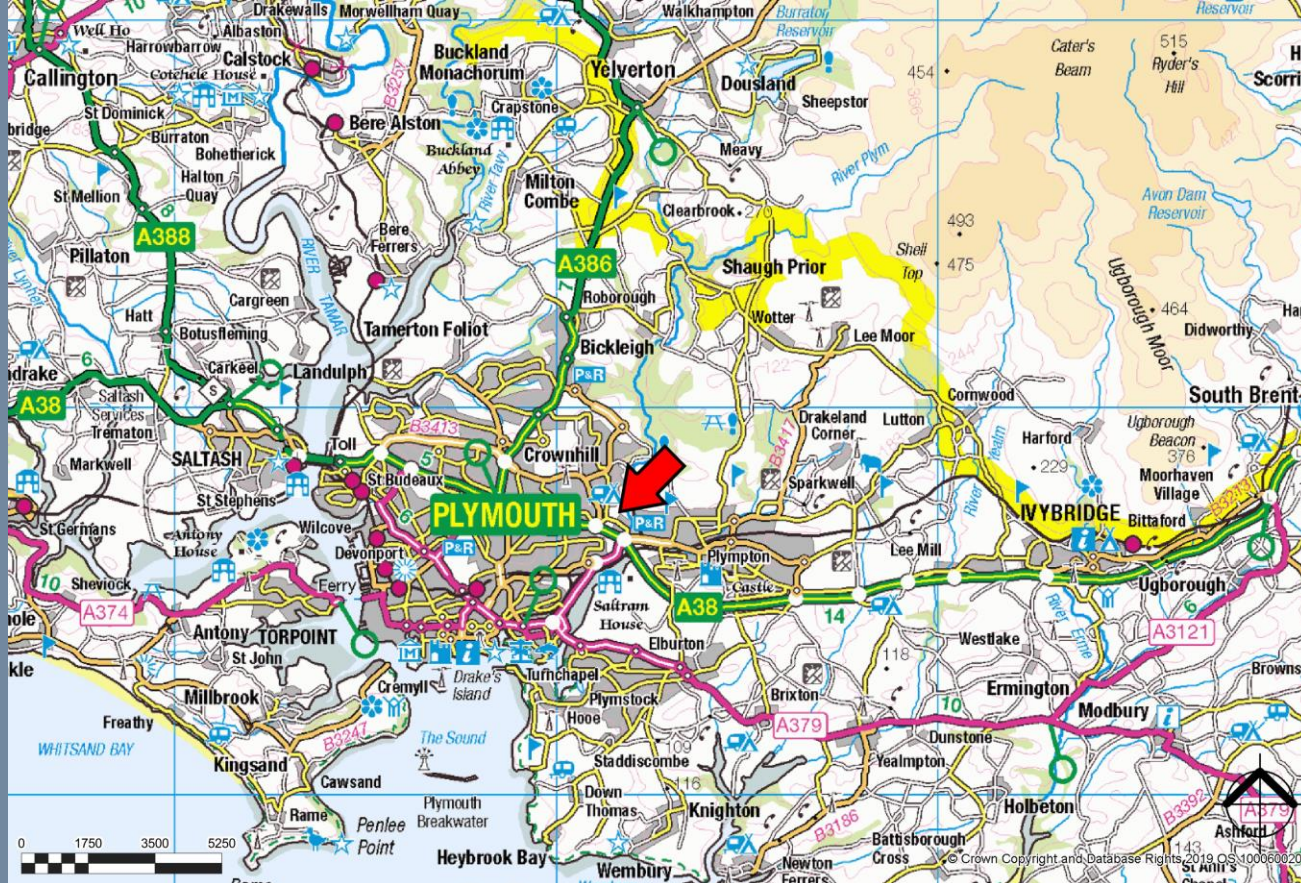
## RATEABLE VALUE

We are informed by the Valuation Office Agency that the property is currently split into two separate listings. The larger and smaller subleases have rateable values of £166,000 and £89,000 respectively, these effective from 1 April 2017. The unit will be reassessed as a whole, when the refurbishment works have been completed.

## LEGAL COSTS

Each part to bear their own legal costs incurred with the new lease.





## CONTACT

**Tim Western**

T: +44 (0) 1392 429305

M: 07711 851459

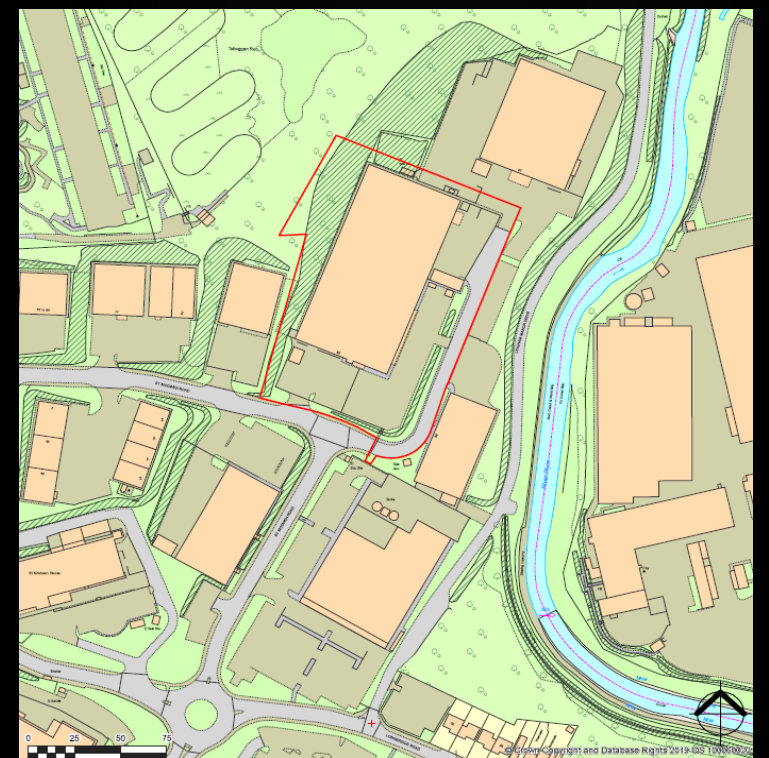
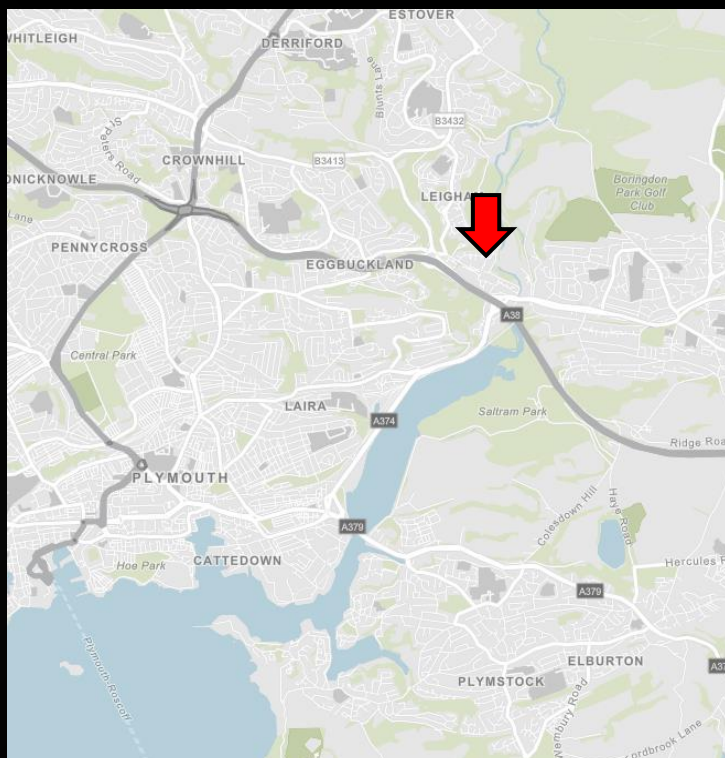
tim.western@eu.jll.com

**Kye Daniel**

T: +44 (0) 1392 429307

M: 07525 913326

kye.daniel@eu.jll.com



### DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000. August 2021.