



Sanderson
Weatherall

TO LET

INDUSTRIAL UNIT

Unit 15, Plymouth Fisheries Hub
Fish Quay
Plymouth
PL4 0LH



DESCRIPTION

Mid terrace industrial / production units forming part of the Fish Quay. The units are located inside a fenced estate fronting the commercial Fish Quay at Sutton Harbour. Other units are occupied by business related to the fishing or maritime industries.

The unit benefits comprises a secure store with access via single pedestrian door.

LOCATION

Accessed via Lockyers Quay Road, the units are located in Sutton Harbour, in a unique position adjacent to the Plymouth's commercial fishing quay.

ACCOMMODATION

All areas and dimensions stated are in accordance with the RICS Code of Measuring Practice.

	Sq ft	Sq m
Unit 9	271	25

ENERGY PERFORMANCE CERTIFICATE

EPC – Energy rating D 76

TERMS

Available by way of a new full repairing and insuring lease, length negotiable at an initial rent of £4,000pax

SERVICE CHARGE

The lease is on effective FRI terms with the tenants contributing to a service charge for the management of the estate.

INSURANCE

The tenant will be liable for a fair proportion of the costs to the landlord of insuring the estate.

BUSINESS RATES

The 2023 Rateable Valuation is £3,350. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Mark Slade.

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