

13 BARN CLOSE, LANGAGE INDUSTRIAL ESTATE

PLYMOUTH, PL7 5HQ



Sanderson
Weatherall

FOR SALE

FOR SALE



DESCRIPTION

The property is an industrial unit that has been converted into office accommodation of steel portal framed construction with profiled steel clad elevations and roof covering.

Internally the unit provides offices suites across of floors of various suite sizes and configuration. There are communal toilet and kitchen facilities.

Externally there is parking allocated for 6 vehicles with the accommodation.

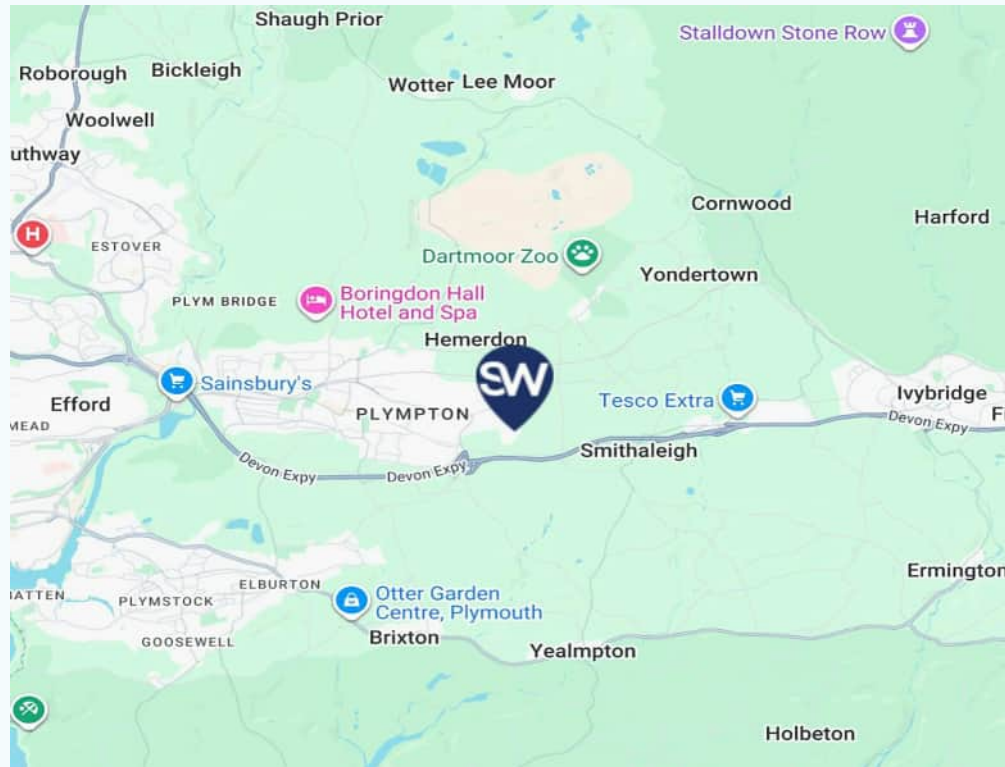
A service charge is currently levied that accounts for water and sewerage, electric, gas, buildings insurance and fire alarm maintenance and testing.

KEY FEATURES

- Freehold disposal
- Good parking provision
- Close to A38 DevonExpressway
- Asking price - £425,000
- Established business park



LOCATION



Langage Industrial Estate is located approximately 7 miles to the north east of Plymouth City Centre and approximately 1.5 miles from the A38 Devon Expressway. The Expressway links Plymouth with Exeter and the national motorway network. The property is situated on the West side of Barn Close a cul-de-sac accessed off Eastern Wood Road.

Langage Industrial Estate comprises a range of business accommodation from traditional distribution and manufacturing companies, together with car show rooms and offices.

Langage now includes a diverse range of occupiers including traditional distribution and manufacturing businesses. In addition to this are recently constructed schemes at Langage South and Langage Energy Park.

GALLERY



ACCOMMODATION



Name	sq ft	sq m
1st - Suite 1	1,550	144
1st - Suite 2	1,550	144
Ground - Suite 3A	824.52	76.60
Ground - Suite 3B	403	37.44
Ground - Suite 4A	207.21	19.25
Ground - Suite 4B	461.02	42.83
Ground - Suite 5	585.99	54.44
Ground - Suite 6	232.61	21.61
Ancillary - WCs and Kitchen facilities	1,506.95	140
Total	7,321.30	680.17

MORE DETAILS



PRICE

Offers in the region of £425,000

SERVICE CHARGE

Currently a service charge is levied for the costs of the utilities, buildings insurance and cleaning of the communal areas.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

TERMS

Freehold disposal of premises that can be provided with vacant possession.

EPC

Commissioned

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact

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