



# TAYLOR SON & CREBER

CONSULTANT SURVEYORS



**24 STONEHOUSE STREET,  
PLYMOUTH, PL1 3PE**

**£0 (Leasehold)**

PROMINENT CORNER SITED INDUSTRIAL WAREHOUSE BUILDING  
WITH WELL PRESENTED OFFICES IN TOTAL 592.8sq m (6,380 sq ft)

TO RENT OFFERS INVITED

Ref No. TSC1105

24 Stonehouse Street  
Plymouth  
PL1 3PE



Tel: **01752 20 20 35**  
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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.

  
Regulated by RICS

## Location

: The property is located in the established commercial/service area of Stonehouse, close to Millbay Docks and only half a mile to the west of the City centre.

## Description:

The property comprises a single storey warehouse/industrial building with two storey offices. There is off-street forecourt parking to the offices and warehouse and a rear secured compound.

The two storey offices are of brick faced cavity walls under a flat roof with UPVC double glazed windows, the warehouse of cavity brick and block under a steel truss roof under pitched corrugated cement fibre roof covering with translucent daylight panels.

## Accommodation:

The premises provide the following approximate accommodation, measured in accordance with the RICS code of measuring practice as gross internal area.

Ground floor 471.8 sq.m (5,078 sq ft) First floor 121.0 sq.m (1,302 sq ft) (excluding stairwell)

There is a ground floor reception office, stores and board room plus staff room and WCs in the front part, with stairs up to first floor landing and three offices plus kitchen and male and female WC.

The warehouse has two steel roller shutter goods doors, one from the road the other from the secured yard.

## Services:

We understand that Mains gas, electricity, water and drainage are connected to the premises.

## Rates:

The Valuation Office Agency website confirms the assessment as "Warehouse and premises" with a Rateable value of £18,250. The current rates payable for 2009/10 is £0.485p/£1 RV which is £8,851.25.

## Proposal:

The premises are currently held by way of assignment of the existing Lease to December 2010 at £23,500 pa.

Alternatively, the Landlord will offer a new lease, length negotiable, on full repairing and insuring terms, subject to upward only rent review at the third anniversary.

## Legal Costs:

The ingoing tenant is to be responsible for both parties legal costs incurred in the transaction.

## EPC:

An Energy Performance Certificate has been produced for the property and is available on request.

## VAT:

All figures quoted are exclusive of VAT.

## Viewing :

Strictly by prior appointment with the Agents Taylor Son & Creber 01752 202035