



# HUXLEY CLOSE, PLYMPTON

Plymouth, PL7 4JN

**BK** | Bruton Knowles est. 1862

# HUXLEY CLOSE, PLYMPTON

Plymouth, PL7 4JN

Bruton Knowles, Plumer House, Tailyour Road,  
Plymouth, PL6 5DH

Mark Slade 01752 936101

Mark.slade@brutonknowles.co.uk

## TO LET – NEW LEASE

### LOCATION

The premises occupy a prominent position fronting Huxley Close adjacent to Strode Road in the heart of the popular Newnham Trading Estate. Nearby occupiers include Brandon Hire Plc, Chaplin's Superstore, ATS Euromaster and Perry's Builders Merchants. The estate is situated approximately 5 miles to the east of the Plymouth City Centre and benefits from easy access to the A38 Devon Expressway, which links Plymouth to Exeter and the national motorway network.

### DESCRIPTION

The premises occupy a prominent position fronting Huxley Close adjacent to Strode Road in the heart of the popular Newnham Trading Estate. Nearby occupiers include a soon to be completed Aldi Supermarket, Chaplin's Superstore, ATS Euromaster and Perry's Builders Merchants. The estate is situated approximately 5 miles to the east of the Plymouth City Centre and benefits from easy access to the A38 Devon Expressway, which links Plymouth to Exeter and the national motorway network.

The premises comprise an industrial/warehouse unit with offices and an eaves height of approximately 3m. The premises are of brick and block elevations under pitched corrugated sheet roof with translucent tiles. The workshop is accessed via roller shutter door with separate pedestrian access. Internally the unit benefits from warehouse area with a single office, a kitchen and WC facilities.

Externally there are 3 allocated parking spaces, this can be increased to 6 when parking in tandem (see adjacent photo).

### ACCOMMODATION

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

	Sq. ft	Sq. m
Total (GIA Approx)	1625	151

### ENERGY PERFORMANCE CERTIFICATE

RATING - C (72)

### VAT

All figures quoted are exclusive of VAT

### TENURE

The premises are available by way of a new lease drawn on effective full repairing and insuring terms, subject to a contribution to service charge for the maintenance of the common parts. The initial rent is to be £10,000 PAX.

### BUSINESS RATES

The premises are described as WAREHOUSE AND PREMISES and have a rateable value of £9,700 per annum.

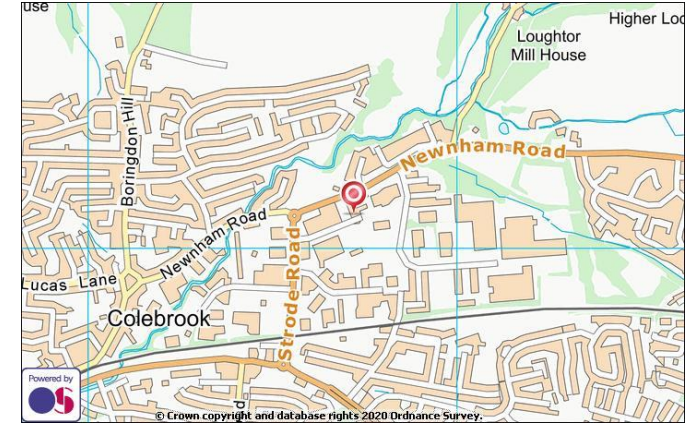
### VIEWING

By appointment with the SOLE AGENTS

Contact: Mark Slade

Tel: 01752 936101

E-mail: mark.slade@brutonknowles.co.uk



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise