



TO PLYMOUTH

A386

TAVISTOCK ROAD

A386

TO TAVISTOCK

BELLIVER WAY

TAMERTON ROAD

UNIT 1



BELLIVER INDUSTRIAL ESTATE
ROBOROUGH, NORTH PLYMOUTH PL6 7BP

- PARTLY OCCUPIED – ABILITY TO SPLIT/
BREAK UP POTENTIAL
- LARGE POWER SUPPLY
- LOW SITE DENSITY
- EXCELLENT ACCESS TO PLYMOUTH
AND TAVISTOCK

FOR SALE OR TO LET
55,784 SQ FT (5,182.6 SQ M)
 SELF-CONTAINED FORMER
 MANUFACTURING PREMISES

LARGE INDUSTRIAL / MANUFACTURING UNIT WITH BREAK-UP POTENTIAL. STRATEGICALLY LOCATED MIDWAY BETWEEN PLYMOUTH AND TAVISTOCK.

LOCATION

The property is situated on the northern fringe of Plymouth at the end of Belliver Way. Belliver Way is accessed directly from the A386 Tavistock Road, some 6 miles from the A38 to the south. The area is predominantly a manufacturing location with a number of large employers locally.

DESCRIPTION

The premises are a self-contained former manufacturing facility constructed in the late 1980s and broadly comprise of the following:

- | Two surface level roller shutter doors, one to the east elevation and one to the west elevation.
- | Eaves height of 4.6m to haunch.
- | Administration offices to the front elevation.
- | Extensive welfare accommodation at basement level to rear of premises.
- | Rear yard area with external wood stores each with power supply and roller shutter doors.
- | Substantial power and gas supply to site.
- | Sprinkler system operational throughout the unit.
- | Externally, there is car parking to the northern elevation, and loading yards to the east and west.



January 2016



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The premises provide the following approximate gross internal areas (measured in accordance with the RICS Code of Measuring Practice).

ACCOMMODATION

FLOOR	USE	SQ FT	SQ M
First	Office	3,297	306.3
Ground	Warehouse	46,250	4,296.8
	Office	4,089	379.9
	Ground Floor Total	50,339	4,676.7
Lower Ground	Office	2,148	199.6
OVERALL TOTAL		55,784	5,182.6



SAT NAV: PL6 7BP

ADDITIONAL INCOME

The unit has been sub-divided with Warrens Bakery occupying part of the premises under a new 3 year lease from September 2015, at a rent of £35,000 per annum. The lease is excluded from the Landlord & Tenant Act 1954 with a Landlord's option to determine at any time on or after 23rd March 2017 upon 12 months' notice. Further information regarding the lease is available upon request.

EPC

The unit has an EPC rating of C - 69. Further details available on request.

RATEABLE VALUE

We understand the building has two listings, which combined provide a rateable value of £198,750. Further information is available upon request.

PRICING

We are instructed to seek a price of £1,375,000 for the freehold interest in the unit, with the benefit of the current income.

Quoting rent available on application.

VIEWINGS

Please contact the agents for further information or to arrange a viewing.



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