

TO LET



UNITS 1 - 4 HAXTER COURT BROADLEY PARK

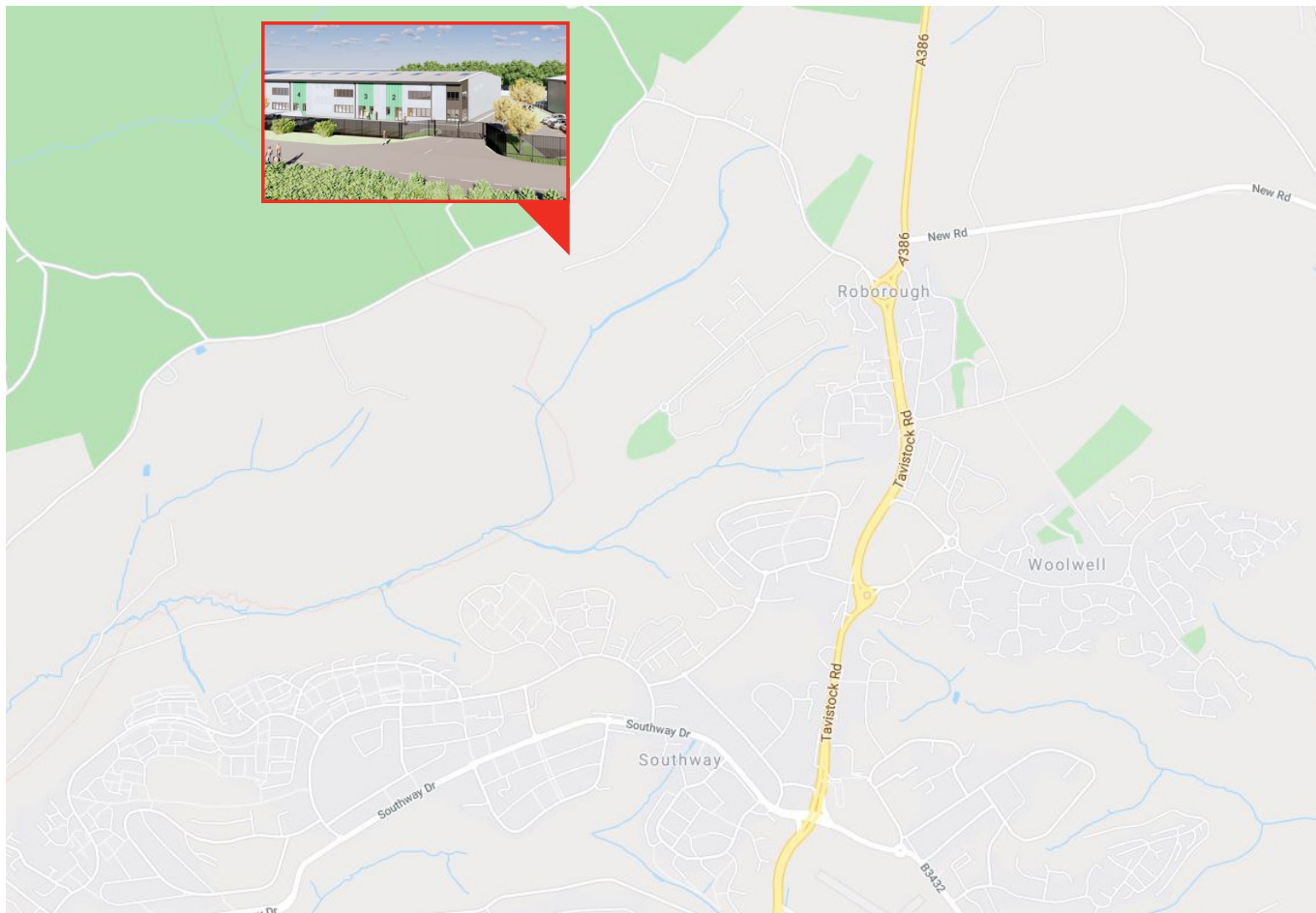
High quality commercial units



PLYMOUTH
CITY COUNCIL

- 350sq m (3,750sqft) - 2,129sq m (22,900sqft) units available
- Ample allocated car parking and service yards
- B1, B2 & B8 Use
- Separate front of house office entrance and rear service entrance
- Sustainable project with roofs incorporating solar panels
- The units are located within easy access of the A386 linking to the A38

LOCATION



Location map c/o Google Images 2014

Haxter Court forms part of the well established Broadley Park industrial estate to the north of Plymouth and is in close proximity to Derriford and the new Forder Valley Link Road (due for completion 2021). The Estate has good road connections with the A38 Devon Expressway located to the south, which in turn gives access to the City of Plymouth with Cornwall to the west and Exeter and the M5 motorway network to the east.

Address: Units 1 - 4 Haxter Court, Broadley Park Road, Roborough, Plymouth PL6 7FS.



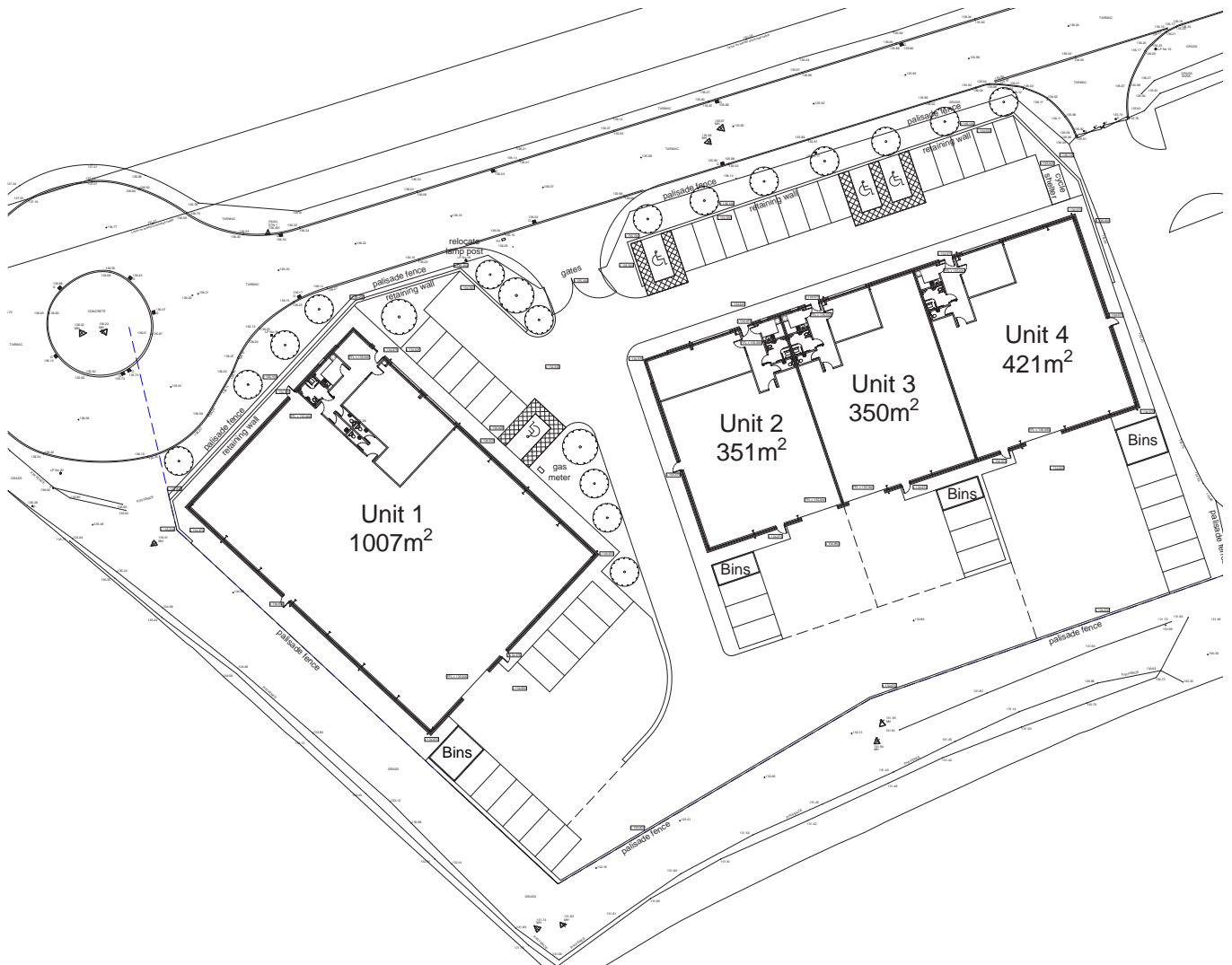
May 2020

DESCRIPTION

This new high quality scheme comprises a well located, flexible and adaptable development of commercial workspace. There are two separate blocks comprising a terrace of 3 units totalling 1,122sq m (12,092sq ft) and a detached unit of 1,007sq m (10,835sq ft). Each unit has its own dedicated car parking and service yard area. The development is secured with fencing to the perimeter which has gated access. The units are of steel frame construction and comprise insulated composite cladding to the elevations and roof (the latter incorporating the solar pv array). Internally, the accommodation is finished to a very high specification including:

- Male, female and accessible toilets
- Shower facilities
- Carpets, LED lighting and perimeter trunking (including power and data sockets) to offices
- Flexible design to allow vertical and/or horizontal expansion of office accommodation
- Kitchens (without appliances)
- Three phase electricity
- High levels of insulation
- Roof mounted solar pv - reducing running costs for occupiers
- Low flush wc's and aerated taps to minimise water consumption
- Solar reflective glass
- Security alarm systems
- Recycling zones
- Front of house parking and main office entrance
- Rear service yard, additional parking and goods access
- Sectional, insulated up and over loading doors - electrically operated.
- External LED lighting
- Ducting for future Electric Vehicle charging

SITE PLAN



ACCOMMODATION

Accommodation - The property comprises of industrial accommodation split across two blocks. There is a terrace of 3 units which are capable of being combined if required - providing unit sizes of between 350sq m (3,766sq ft) and 1,122sq m (12,072sq ft) Gross Internal Area - subject to availability. There is a single detached unit of 1,007sq m (10,835sqft). All units have their own allocated car parking bays including accessible spaces, their own dedicated service yard areas and recycling/refuse areas.

Internally, the accommodation comprises an open plan production area with a minimum eaves height of 6.0m (19ft 7"). To the front of each unit is a modern entrance lobby leading to the open plan office, wc/shower facilities, kitchen area and access to the production space.

UNIT SIZES

Unit 1 - 1,007sq m (10,835 sqft)

Unit 2 - 351sq m (3,776 sqft)

Unit 3 - 350sq m (3,766 sqft)

Unit 4 - 421sq m (4,530 sqft)

RENT

Upon application.

VAT will be applicable.

PLANNING

The property has consent for B1, B2 & B8 use.

Prospective tenants are strongly advised to satisfy themselves that their proposed use for the premises is acceptable in planning terms. The prospective tenant is responsible for obtaining any necessary planning permissions, which may be required in connection with their proposed use of the premises.

For further information call
The Planning Department,
South Hams District Council
Follaton House, Plymouth Road
Totnes TQ9 5NE
01803 861122
planning@southhams.gov.uk

SERVICES

Mains water, drainage, gas and electricity are available and connected.

BUSINESS RATES

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

These will be issued upon completion of the scheme but we are targeting A ratings.

TERMS OF LEASE

Terms to be negotiated, on a Full Repairing and Insuring basis.

FURTHER INFORMATION AND VIEWINGS

For further information or arrange a viewing of the property, please contact Tom Palmer of the Commercial Property Team on 01752 304202 or email tom.palmer@plymouth.gov.uk

SUBJECT TO CONTRACT

The particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending 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.