

For Sale | Warehouse / Industrial

CBRE

8-10 Newnham Road, Plymouth

38,649 sq ft (3,590.7 sq m)



PLYMPTON,
PLYMOUTH,
PL7 4BZ

RARE FREEHOLD INDUSTRIAL / DEVELOPMENT OPPORTUNITY ON A SECURE 1.57 ACRE SITE



Site boundary for indicative purposes only.



aldermans
Engineered Metalwork Solutions

Burdens
BUILT ON SERVICE



Bradfords



SPACE STORAGE
SELF STORAGE SOLUTIONS

STRODE ROAD

LANG & POTTER

NEWNHAM ROAD



ACCESS



ACCESS

8-10 Newnham Road
38,659 SQ FT (3,590.7 SQ M)

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Location

Located on the western side of Newnham Industrial Estate, Plympton.

Plympton is an eastern suburb of Plymouth, and an established regional industrial destination from the wider Plymouth area.

The B3416, via Newnham Road and the B3417, provides access to the A38 Devon Expressway to the east and west, Plymouth City Centre thereafter to the west via the A374.

TRAVEL TIMES BY CAR



A38 Devon Expressway

6 minutes (1.8 miles)

Plymouth City Centre

16 minutes (4.8 miles)

Junction 31 of the M5 Motorway

41 minutes (36.4 miles)

Exeter

52 minutes (41.3 miles)

Bristol

2 hours 10 minutes (115.0 miles)

Description



The self contained site has two entrances to Newnham Road and consists of two detached industrial / manufacturing buildings with a metal and timber truss frame construction.



EAVES HEIGHTS
UP TO 5M



4 GROUND LEVEL
LOADING DOORS ACROSS
BOTH BUILDINGS



ASBESTOS SHEET ROOF
COVERINGS WITH CIRCA
10% TRANSLUCENT
ROOF PANELS



DEDICATED PARKING
AND CONCRETE LOADING
APRON / YARD



POWER SUPPLY
OF 200 KVA



LED LIGHTING
THROUGHOUT



INTEGRAL FITTED TWO
STOREY OFFICES



SECURE
SELF-CONTAINED SITE

The site is allocated for housing within the Plymouth & South Devon Joint Local Plan (2019) and is suitable for existing use or alternative use redevelopment, subject to necessary planning consents.



Site Plan & Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

8 NEWNHAM ROAD	SQ FT	SQ M
Ground Floor – Warehouse & Baler House	20,302	1,886.1
Ground Floor – Office	1,454	135.1
First Floor – Office	1,363	126.7
Mezzanine	2,156	200.3
TOTAL	25,275	2,348.2
10 NEWNHAM ROAD	SQ FT	SQ M
Ground Floor – Warehouse	12,376	1,149.7
Ground Floor – Office	499	46.4
First Floor – Office	499	46.4
TOTAL	13,374	1,242.5
TOTAL GIA	38,649	3,590.7
TOTAL SITE AREA	1.57 Acres	0.65 Ha

Planning

The Property has been used for both manufacturing and storage purposes. Based on this, we would anticipate that the buildings are suitable for Class E (g) (iii) Light Industrial, Class B2 Industrial Processes and Class B8 Storage and Distribution purposes.

The Site is allocated for housing within the Plymouth & South Devon Joint Local Plan (2019).

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted use and their proposed use.



Business Rates

- Description – Warehouse and Premises
- Rateable Value – £90,500

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority of Plymouth City Council for further information.

Services

We understand that mains services are provided to the property and include water, drainage, gas and electricity.

Energy Performance

The Properties have been given an Energy Performance Certificate (EPC) Ratings of E-123 (8 Newnham Road) and C-63 (10 Newnham Road).

Full EPCs are available upon request.

Tenure

The property is held under two separate Freehold titles, under Title Numbers DN22409 and DN356959.

The property is available to purchase as a whole on a Freehold basis.

Contacts

For any further information please contact:

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