



**WORKSHOP/STORES EXTENDING TO 6,179 SQ. FT. (574 SQ. M.)**

**LEE MOOR WORKSHOP  
LEE MOOR  
PLYMOUTH  
PL7 5JP**

**£10,000 Per Annum**

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## DESCRIPTION

Workshop/Store with situated on the edge of Lee Moor.

**ACCOMMODATION** (all measurements are approximate)

**Workshop** - 24.22 x 13.42

**Loading Bay** - 5.69 x 4.88

Roller Shutter Door 2.4 wide x 3.02 high.

**Store** - 3.26 x 3.1

**Kitchen** - 3.02 x 1.52

**Mezzanine** - 24.22 x 8.53

## Outside

Parking areas for approximately 4 cars.



## SERVICES

Mains electric and water are available upon request. Private drainage is also connected.

## RATEABLE VALUE

TBC

## LETTING TERMS

A lease is offered on the following terms (subject to contract):-

1. Minimum one year term.
2. Workshops immediately available.

3. Rental £10,000 +VAT PA
4. Landlord to maintain insurance over on the building.
5. Tenant to maintain the interior of the premises in the same condition as at the beginning of the lease.
6. Tenant will be liable to pay the Rates and utilities.
7. The Tenant is required to contribute £350 plus VAT to the landlord's solicitors costs in preparing the lease.

## DIRECTIONS

From the village of Lee Moor, proceed through the village up to the Imerys quarry. Proceed through the gate where the workshop will be found on your right hand side.



For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**

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