

The logo for Alder King Property Consultants is located in the top right corner. It consists of a white rectangular box with a green speech bubble shape on the left side. Inside the white box, the words "alder king" are written in a white, lowercase, sans-serif font. Below this, a green horizontal bar contains the words "PROPERTY CONSULTANTS" in a white, uppercase, sans-serif font.

alder king

PROPERTY CONSULTANTS

**TO LET**

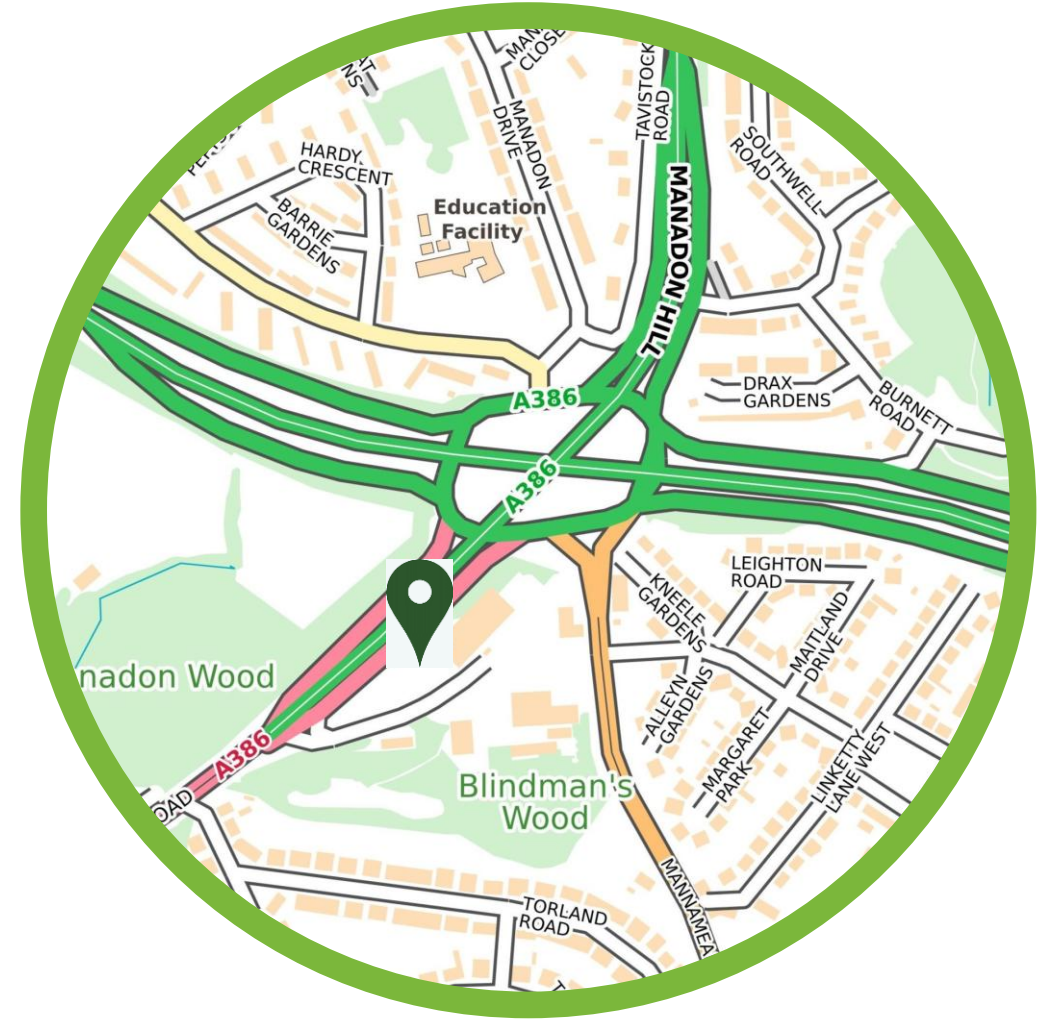
# Former car park

Land on the South of Outland Road, Plymouth, PL3 5TU  
0.59-acre level site (25,700 sq. ft net approx.)

# Location

Located approximately 2.5 miles north of Plymouth City centre, the site is adjacent to the A38 Manadon Interchange roundabout which serves as an intersection between the A38 from Cornwall and East Devon, and the A386 from North Devon.

The land is accessed via a slip road from the Outland Road (A386) dual carriageway. The road is a cul-de-sac providing access to a building previously occupied by EDF, as well as Blindman's Wood Scout Centre.



**M5**



**40 miles northwest**

**Plymouth**



**1.9 miles**

**Exeter**



**44 miles**

# Accommodation

## Description

The property comprises a 0.59-acre level site, previously used as overflow carparking for the adjacent building.

The site provides circa 75 marked parking spaces and is surfaced with tarmac.

# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation was previously used for parking, but any occupier should make their own enquiries to the Planning Department of Plymouth City Council.

Tel: 01752 668000 or [Planning and building control | PLYMOUTH.GOV.UK](#)

## Business Rates

Interested parties should make their own enquiries to Plymouth City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Terms

The land is available by way of a new lease direct from the landlord, for a term to be agreed, and subject to a landlord break in 2028.

## Tenancy

The property is available on a new full repairing lease with terms to be negotiated.

## Rent

The property is offered to let for £30,000 per annum + VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill  
Exeter  
EX2 5WH

[www.alderking.com](http://www.alderking.com)

**AK Ref:** DS/NS/99867  
**Date:** September 2024  
**Subject to Contract**



**Danielle Sendra**  
01392 353080  
07827 841 902  
[dsendra@alderking.com](mailto:dsendra@alderking.com)



**Noel Stevens**  
01392 353093  
07974 156869  
[nstevens@alderking.com](mailto:nstevens@alderking.com)

## Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.  
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.  
A list of all Members is available at the Registered Office.

### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

**alder king**

PROPERTY CONSULTANTS

