

The logo for Alder King Property Consultants is located in the top right corner. It consists of a dark green speech bubble shape containing the text "alder king" in white, lowercase letters. Below this, a white horizontal bar contains the text "PROPERTY CONSULTANTS" in dark green, uppercase letters.

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



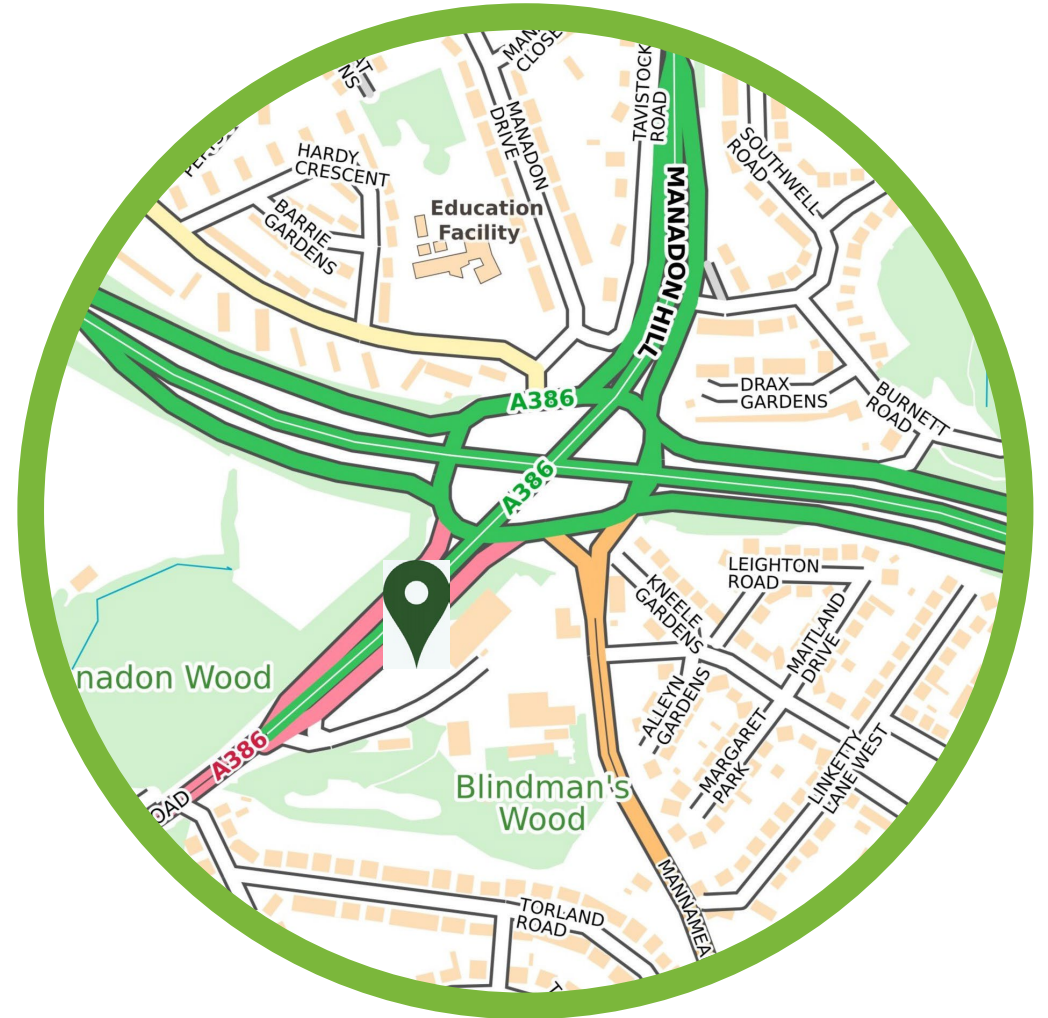
44 miles

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.

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.

Rent

Offers are sought in excess of £30,000 per annum, exclusive of 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/purchase price. We recommend that the prospective tenants/purchasers 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:



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



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Important Notice

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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.

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