

**NEWNHAM ROAD,  
PLYMOUTH, PL7**

# Commercial WAREHOUSE



**£ 4,149 PCM**

**RATES** INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

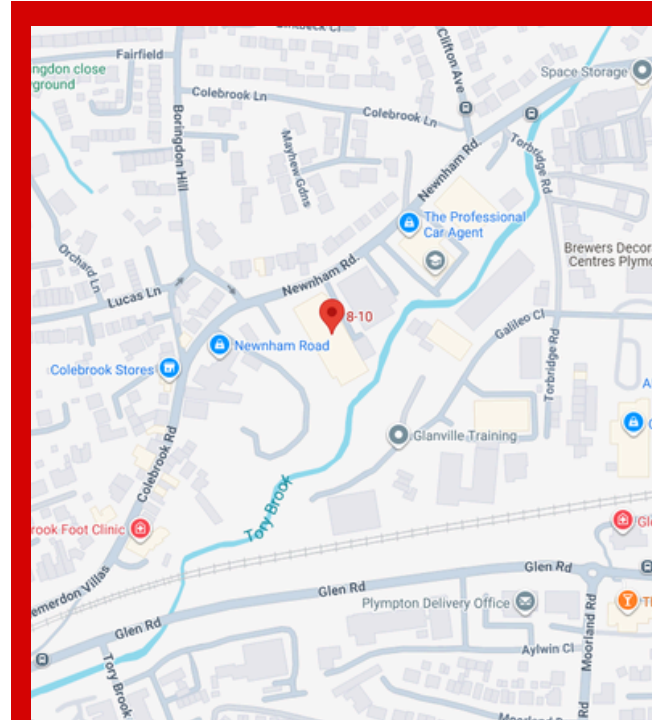
**VAT** TBC

**TERMS** TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

**LEGAL COST** EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

**EPC RATING** TBC

**VIEWING** PLEASE CONTACT US



[www.vibewarehouses.co.uk](http://www.vibewarehouses.co.uk)

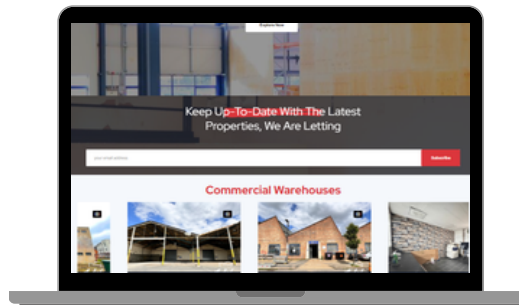


# ABOUT THE PROPERTY

- A substantial self-contained industrial and warehouse site is available to rent on Newham Road, Plymouth. The property offers flexible leasing options and can be occupied as a whole site or as individual warehouse units, making it suitable for manufacturing, storage, logistics, distribution, trade counter, and industrial businesses.
- Located in the established commercial area of Plympton, the property benefits from excellent connectivity via the A38 dual carriageway, providing direct access to the A30, M5 motorway network, Plymouth city centre, and the wider South West region.
- The site comprises two detached industrial buildings of steel and truss frame construction. One building is available as a substantial standalone warehouse, while the second building is divided into multiple units, providing flexibility for businesses of varying sizes.
- Available on flexible lease terms from just £8 per sq ft.
- Key Features
  - ✓ Available as a whole site or individual units
  - ✓ Suitable for manufacturing, logistics, storage & distribution
  - ✓ Four ground-level loading doors
  - ✓ Concrete loading apron and yard area
  - ✓ 200 KVA power supply
  - ✓ LED lighting throughout
  - ✓ Ample on-site parking
  - ✓ Two access points from Newham Road
  - ✓ Secure self-contained site
  - ✓ Excellent access to A38, A30 & M5 motorway network
  - ✓ Flexible lease terms available



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## Contact Us

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## FEATURES



**NEWNHAM ROAD**



Misdescriptions Act 1991

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