

# Lot 13, Holland House, Unit 1, Langage Industrial Estate, Plymouth, Devon PL7 5ET

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



Freehold Industrial Investment currently used as a Data Centre

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

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## Property Information

### Freehold Industrial Investment currently used as a Data Centre

- Let to the Secretary of State for Housing, Communities and Local Government until November 2024
- Busy Commercial Estate with high occupancy
- Tenant has invested heavily in the fit out of the Property
- 19,638 sq. ft. (1,799.50 sq. m.) with secure on-site car parking and rear yard
- The Tenant has occupied the Property for over 30 years
- Site area of 0.64 Ha. (1.58 acres)
- Low site cover of approximately 29%

#### Lot

13

#### Auction

3rd November 2022

#### Rent

£142,500 per Annum Exclusive

#### Status

Available

#### Sector

Industrial/Warehouse

#### Auction Venue

Live Streamed Auction

On behalf of A Major Fund

### Location

<b>Miles</b>	45 miles south-west of Exeter and 54 miles east of Truro
<b>Roads</b>	A38, A386, A388
<b>Rail</b>	Plymouth Railway Station
<b>Air</b>	Exeter International Airport

### Situation

The property is situated in the centre of Langage Science Park, an established mixed use commercial estate located in Plympton, 6 miles (10 km) east of Plymouth town centre. The property is situated at the junction of Eastern Wood Road and Holland Road which provides access to the A38 via Sandy Road (B3416). Occupiers in the vicinity include Princess Yachts, Harley Davidson, Lexus, Audi and DX Freight.

### Tenure

Freehold.

### Description

The property comprises a detached industrial/warehouse building with car parking and a rear yard. Internally, the property comprises a modern data centre on the ground floor with office accommodation on both ground and first floors. The property occupies a site area of 0.64 Ha. (1.58 acres). The current lease is subject to a number of Licence for Alterations, please see the legal pack for further information.

### VAT

VAT is applicable to this lot.

### Completion Period

6 week completion available.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Office/Computer Room Office	1,643.80 155.70	(17,693) (1,675)	The Secretary of State for Housing, Communities and Local Government (1)	For a term of 6 years from 03/11/2018 until 02/11/2024 (2)	£142,500
<b>Total Approximate Floor Area</b>		<b>1,799.50 (3)</b>	<b>(19,638) (3)</b>			<b>£142,500</b>

(1) The tenant operates a data centre operation from the premises.

(2) The tenant did not exercise their break option in November 2021.

(3) The floor area stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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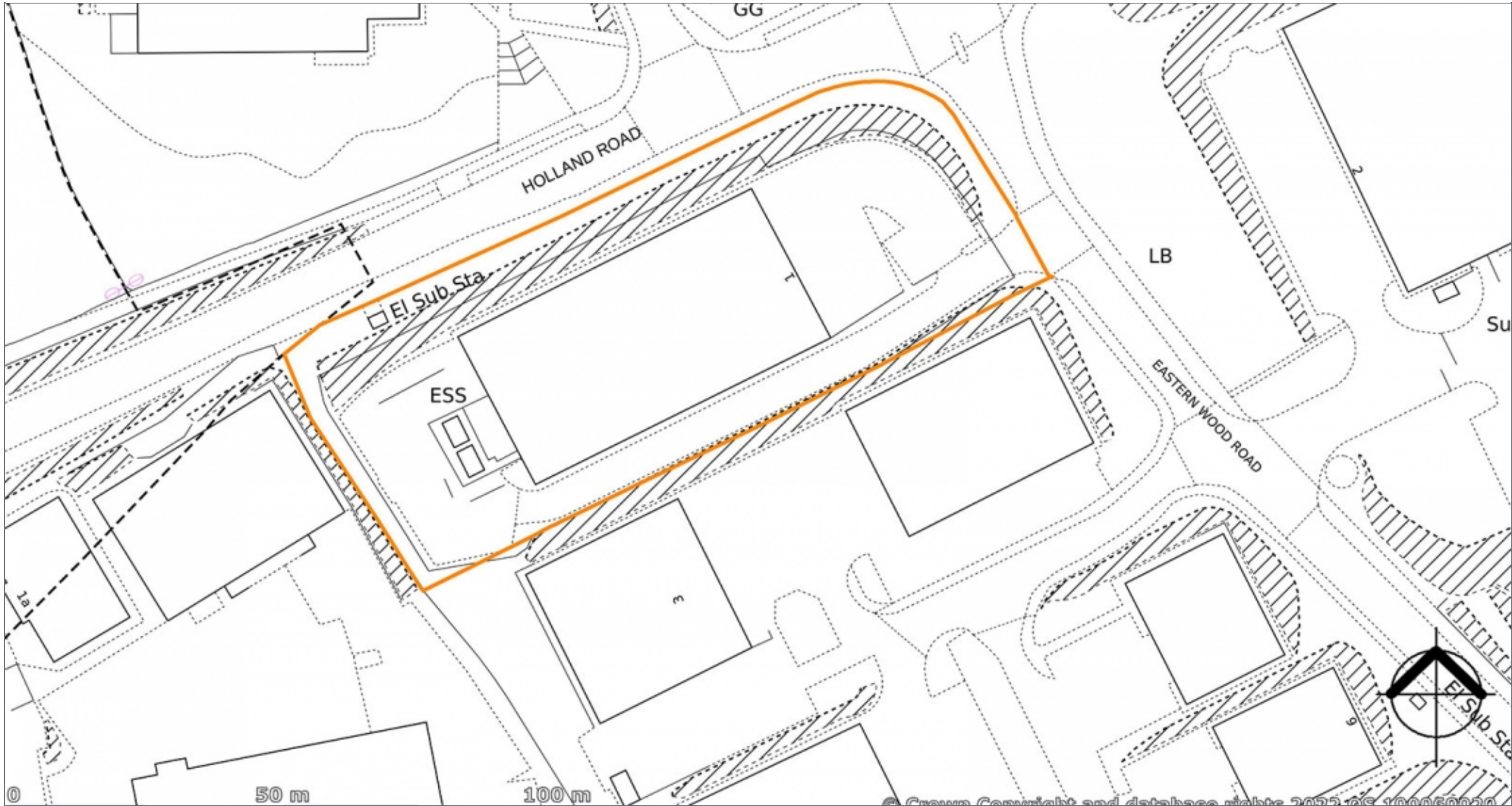
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## Contacts

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September 2020

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