

PLYMOUTH

SELF STORAGE

MARSHALL ROAD, PL7 1YB



The Opportunity

125-year leasehold self storage investment in prime Plymouth location



Self storage facility with **32,000 sq ft of lettable area** and potential for further expansion



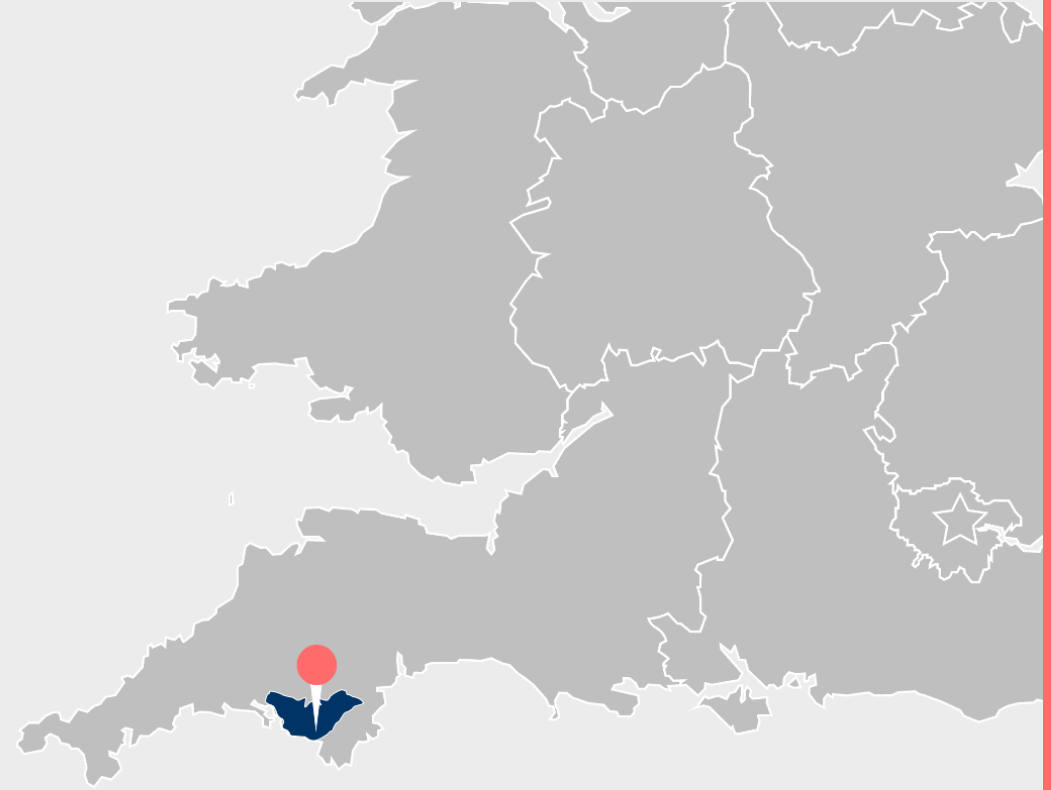
2.14 acre site in a high-visibility, **high-traffic commercial zone**, with national retailers



Located just off the A38 Devon Expressway, offering **connectivity** to Plymouth, Devon, and Cornwall



Undersupplied self storage market with **strong pricing dynamics**



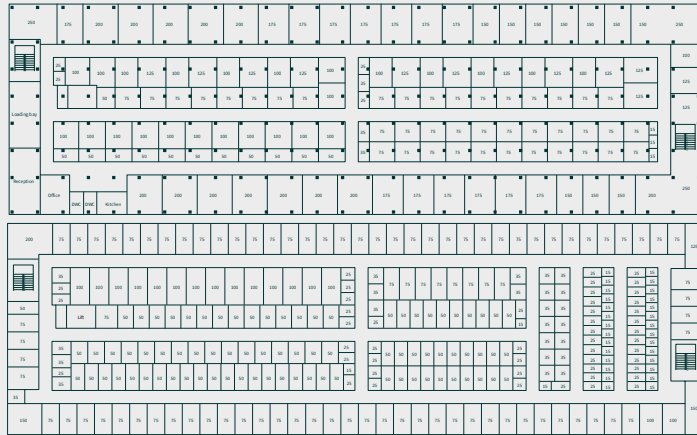
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The Property

A prominent 2.14 acre site, to be redeveloped into a self storage facility with opportunity for expansion

MAIN BUILDING

Conversion of steel portal frame construction which will provide c. **29,968 sq ft** of self storage lettable area.



GROUND
FLOOR

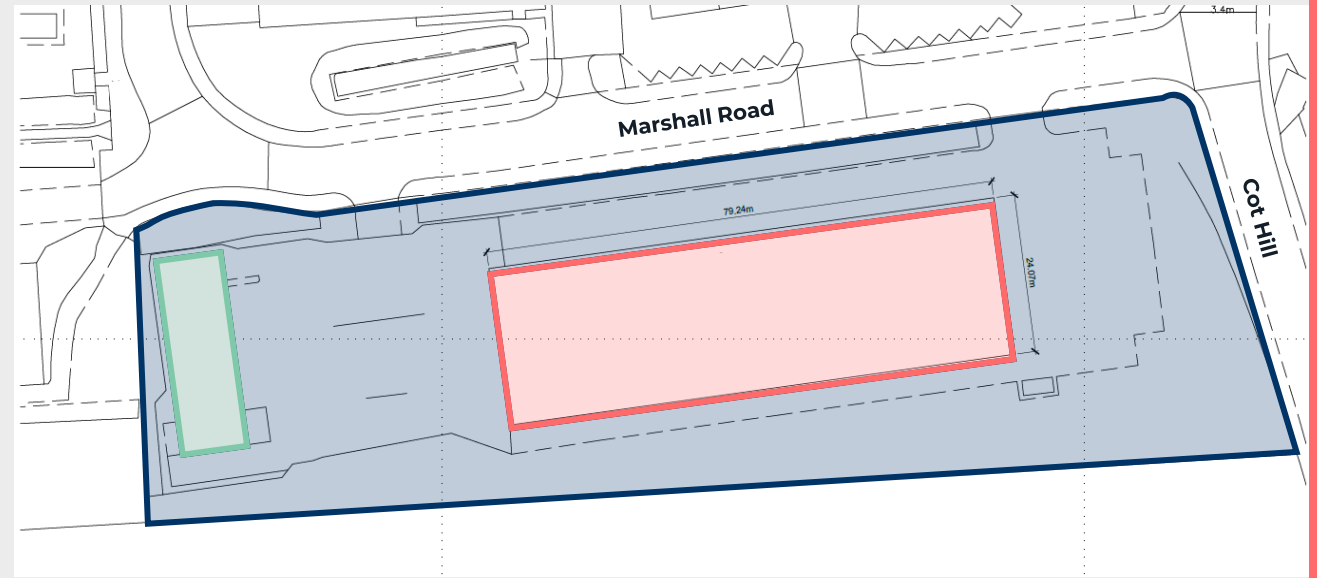
FIRST
FLOOR

REAR WORKSHOP

The rear workshop has shutters and can be easily converted into drive-up units, providing c. **3,000 sq ft** of lettable area

CONTAINERS

There is further opportunity to add c. **4,800 sq ft of container or drive-up** storage, subject to planning.



Total site area:
2.14 acres

Main building:
25,793 sq ft GIA
c.29,968 sq ft MLA
post mezzanine installation

Rear Workshop
3,007 sq ft GIA
c.3,000 sq ft MLA

Containers
4,800 sq ft MLA



THE SITE IS HELD ON A GROUND LEASE WITH 125 YEARS UNEXPIRED

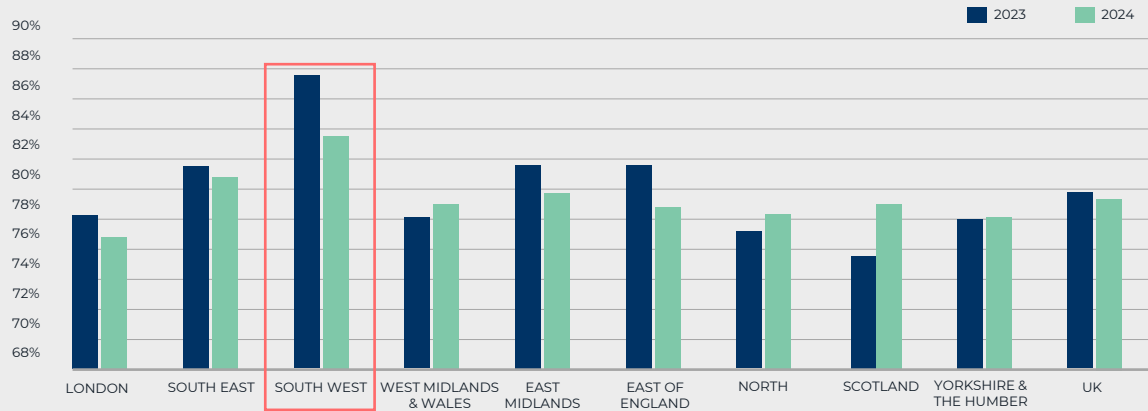
Market Context

Undersupplied submarket with strong growth potential

Average rent achieved by comparable sites is £22.09 psf – highlighting potential for **strong returns** in a market with limited supply.

The catchment currently provides just **0.74 sq ft of self storage per capita**, representing a significant 21% below the UK average of 0.94 sq ft per capita. This **undersupply is projected to worsen** as population growth in the area accelerates. We are not aware of any new self storage developments currently in the planning pipeline within the catchment area.

OCCUPANCY ON MATURE STORES



The South West has **the highest self storage occupancy** in the UK. This supply-demand dynamic supports premium pricing.



	OPERATOR	LOCATION	GENERATION	DISTANCE
1	SAFESTORE	Plymouth	Third	1.9 miles
2	SPACE STORAGE	Plymouth	Second	1.8 miles
3	PLYMOUTH SELF STORAGE	Plympton	First	3.1 miles
4	PLYMOUTH SELF STORAGE	Plymouth	Second	3.1 miles
5	UK STORAGE COMPANY	Plymouth Central	Second	3.6 miles
6	UK STORAGE COMPANY	Plymouth North	Third	3.7 miles
7	ARMADILLO	Plymouth	Third	4.9 miles

Further Information

DATA ROOM

Further information is available by way of a data room which is available upon request.

EPC

The properties have an EPC rating of D/E.

VIEWS

All parties wishing to inspect the site should do so strictly by arrangement with JLL.

PROCESS

Following receipt of this marketing brochure, interested parties should confirm their interest to the contacts listed.

TENURE

Term: 125 years unexpired.

Permitted use: Unrestricted apart from residential development.

Premiums: The year 1 and 2 premiums incorporate compensation for a negotiated lease extension.

Rent review: First rent review occurs in year 10.

YEAR	DATE	HEAD RENT
1	01/06/2025	£120,000
2	01/06/2026	£120,000
3	01/06/2027	£25,000
4	01/06/2028	£25,000
5	01/06/2029	£25,000
6	01/06/2030	£25,000
7	01/06/2031	£25,000
8	01/06/2032	£25,000
9	01/06/2033	£25,000
10	01/06/2034	£25,000

CONTACTS

For further information, please contact:



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