



For Sale
To Let

£395,000
£35,000 pax

Unit 5A Forrester's Business Park, Estover Close,
Estover, Plymouth, Devon PL6 7PL

3,551 Sq Ft
(329.9 Sq M)

Summary

- Prominent office / industrial unit
- Fitted out to provide mostly office space
- High quality fit out
- Warehouse area with 6m eaves
- Large forecourt to the front
- For sale or to let

Location:

Estover is located to the north of Plymouth approximately 5 miles from the City Centre. Access to the site is gained from Estover Close, at the turn off from Estover Road, which provides estate connections to Plymbridge Road. The A38 is easily accessible.

Description:

The property comprises a semi detached building which has been fitted out to a high standard providing a predominantly office based layout with excellent views of The Moors.

The ground floor has a pedestrian entrance door which leads into a mainly open plan office area with kitchen and toilet facilities. This links to the warehouse area which also has roller shutter access.

The first floor is arranged to provide a large landing, 4 separate offices, a store room and toilet facilities. The offices benefit from suspended ceilings, carpeting and an air conditioning system (cooling only). There is parking and loading to the front of the property.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

Approx	sq m	sq ft
Ground floor	186	2,002
First floor	144	1,550
Total	329.9	3,551

Service charge:

A service charge is levied for the upkeep and maintenance of the estate. Please enquire for further information.

Services:

It is understood that mains electricity water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (41)

Planning:

Planning permission for the entire estate was originally granted for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses. However the amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms.

Please enquire for further information. There is a restriction on noisy, smelly or hazardous uses.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £27,500, therefore making the approximate Rates Payable £13,723 per annum for 2024/25.

Interested parties are advised to confirm the rating liability with Plymouth City Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of a new full repairing and insuring lease. Alternatively the freehold is available.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

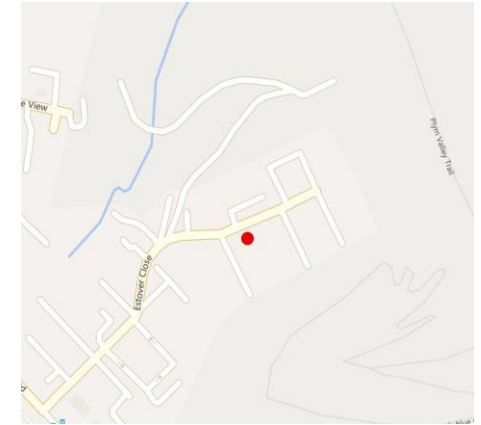
The property has not been elected for VAT and therefore VAT will not be charged on the price.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 2nd Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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