

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

SW

Sanderson
Weatherall

First Floor To Let

£52,488 pax

Whole Building For

£1,000,000

Woodland House, Estover Close,
Forrester's Business Park, Plymouth,
Devon, PL6 7PL

4,199 - 7,560 Sq Ft
(390.1 - 702.3 Sq M)

Summary

- Excellent quality freehold office
- For sale or to let
- Ground floor fully let - producing £41,646 pa
- First floor could be split to suit requirements
- Good parking provision – 40 spaces
- Ideal for owner occupiers who want flexibility and income

Location:

Plymouth is the second largest city on the South Coast of England and after Bristol, the largest in the South West with a resident population of 264,700. There are a further 100,000 in its travel-to-work area. The City has an economic output of £5.03 billion, 110,300 jobs and it plans to get bigger by growing its population and expanding its economy.

Britain's Ocean City nestles in an Area of Outstanding Natural Beauty with the Dartmoor National Park to the North, whilst the natural harbour of Plymouth Sound creates the Southern Border with the Rivers Plym and Tamar on either side. Plymouth is renowned for its maritime history, which includes Drake and the Pilgrim Fathers.

The Marine Industry Sector is extremely important in the City with 300 firms employing around 13,600 people. Plymouth University is one of the largest centres for marine excellence in Europe. Plymouth is also one of 8 freeport locations within the UK. For more information please visit Freeport - Plymouth and South Devon Freeport (pasdfreeport.com)

The City has excellent road connections with the A38 linking west to Cornwall and east to the national motorway network at Junction 31 of the M5 motorway at Exeter. Plymouth's mainline railway station provides regular services to London Paddington of just over three hours. There are also other direct services to Bristol, the Midlands, the North, Scotland and South Wales.

Exeter Airport is approximately 50 miles away and Newquay Airport is approximately 45 miles away.

Description:

Woodland House forms part of the uniquely designed and contemporary Forresters Business Park, in Estover, Plymouth.

Access is via Estover Close within the well established Estover Industrial Estate, approximately 4 miles to the northeast of Plymouth city centre. Forresters Industrial Estate and Forresters Business Park are some of the newer additions to the area and provide high quality business accommodation.

The strategically located park benefits from close proximity and ease of access to the A38 Devon Expressway, attractive landscaped grounds, bounded by mature trees and views across to Dartmoor National Park. It is a popular yet tranquil mixed-use area with office, industrial and residential uses within the vicinity.

The specification includes:-

Well-presented internal finishes.
Air conditioning (heating & cooling),
Passenger lift
Under floor power boxes
Perimeter trunking
Category II lighting
Suspended ceilings
W/C facilities

Flexible floor plates designed to be suitable for a single user or shared multi-let occupancy (subject to sub-division works).

Car parking – 22 spaces for first floor. 18 spaces for ground floor

Constructed in March 2009

The building is accessed via a walkway providing entry at first floor level. You enter the property in a communal entrance area, which provides lift and stair access to the ground floor along with two entrances on the left and right to the suite. The suite is mainly open plan, with various partitioned offices, toilet facilities and a kitchen area. The space could be split into two or more smaller suites (subject to any necessary consents). The ground floor is split into 5 suites, all of which are let. This is an ideal opportunity for a tenant or owner occupier looking for some income and expansion space.

Accommodation:

	sq m	sq ft
Ground Floor	312.2	3,361
First Floor	390.1	4,199
Total	702.3	7,560

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas and estate, the tenants pay on a proportional basis.

Services:

We understand 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:

C (61)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value for "first floor left" is £19,000 and "first floor right" is £18,500, therefore making the approximate Rates Payable £9,481 and £9,232 per annum respectively for 2025/26.

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

Terms:

The ground floor is let to 5 separate tenants producing £41,646 pa. Further details within the Tenancy Schedule.

The first floor is available to let on a new FRI lease. Or the freehold of the site is available subject to the existing tenancies.

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 been elected for VAT and therefore VAT will be charged on the rent/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, 1st Edition.

Further information and viewings:

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

CONTACT THE AGENT

Joanne High

Tel: 07525 984443

Email: jhigh@vickeryholman.com

Mark Slade – Sanderson

Weatherall

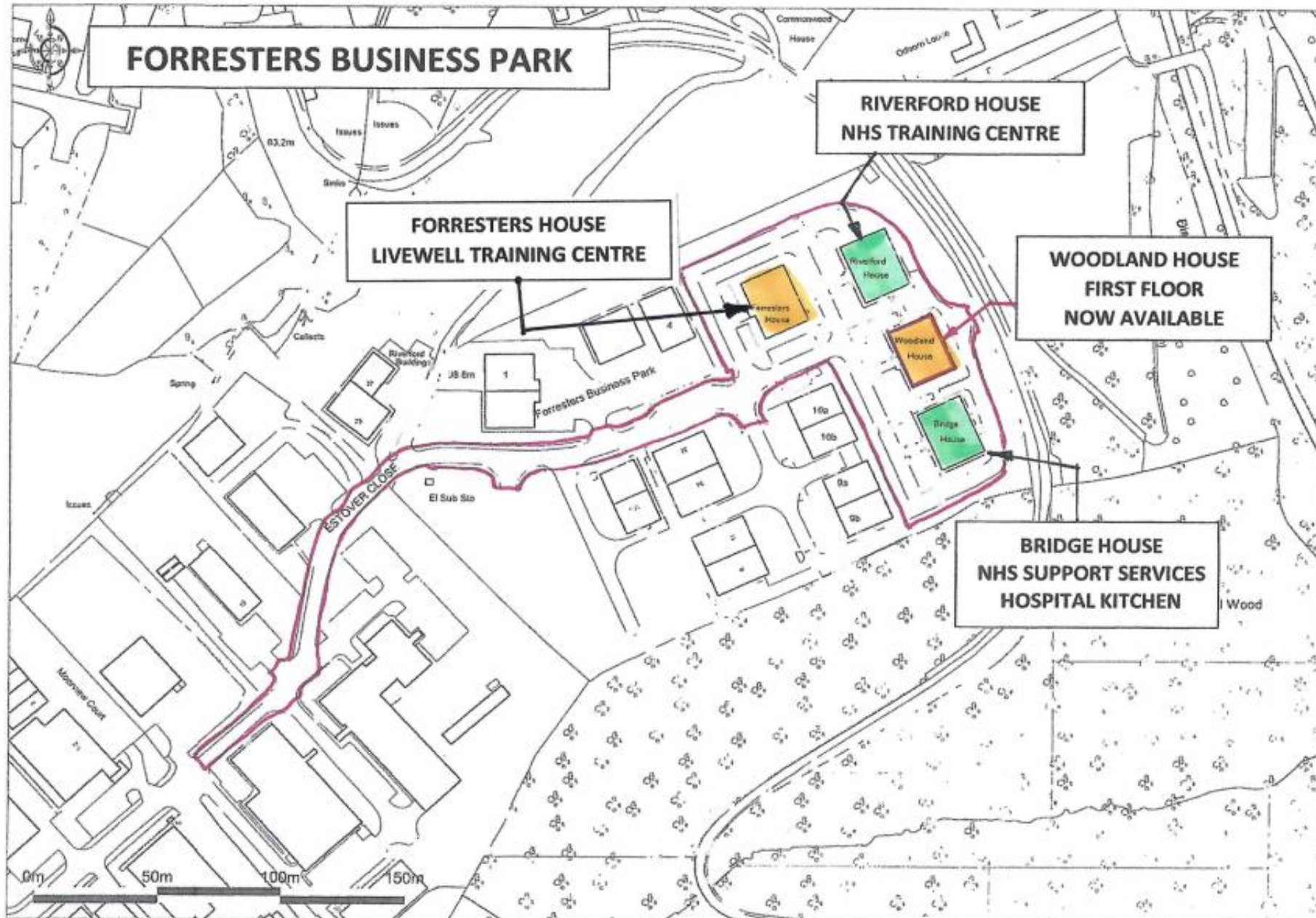
Tel: 07771 727819

Plymouth Office

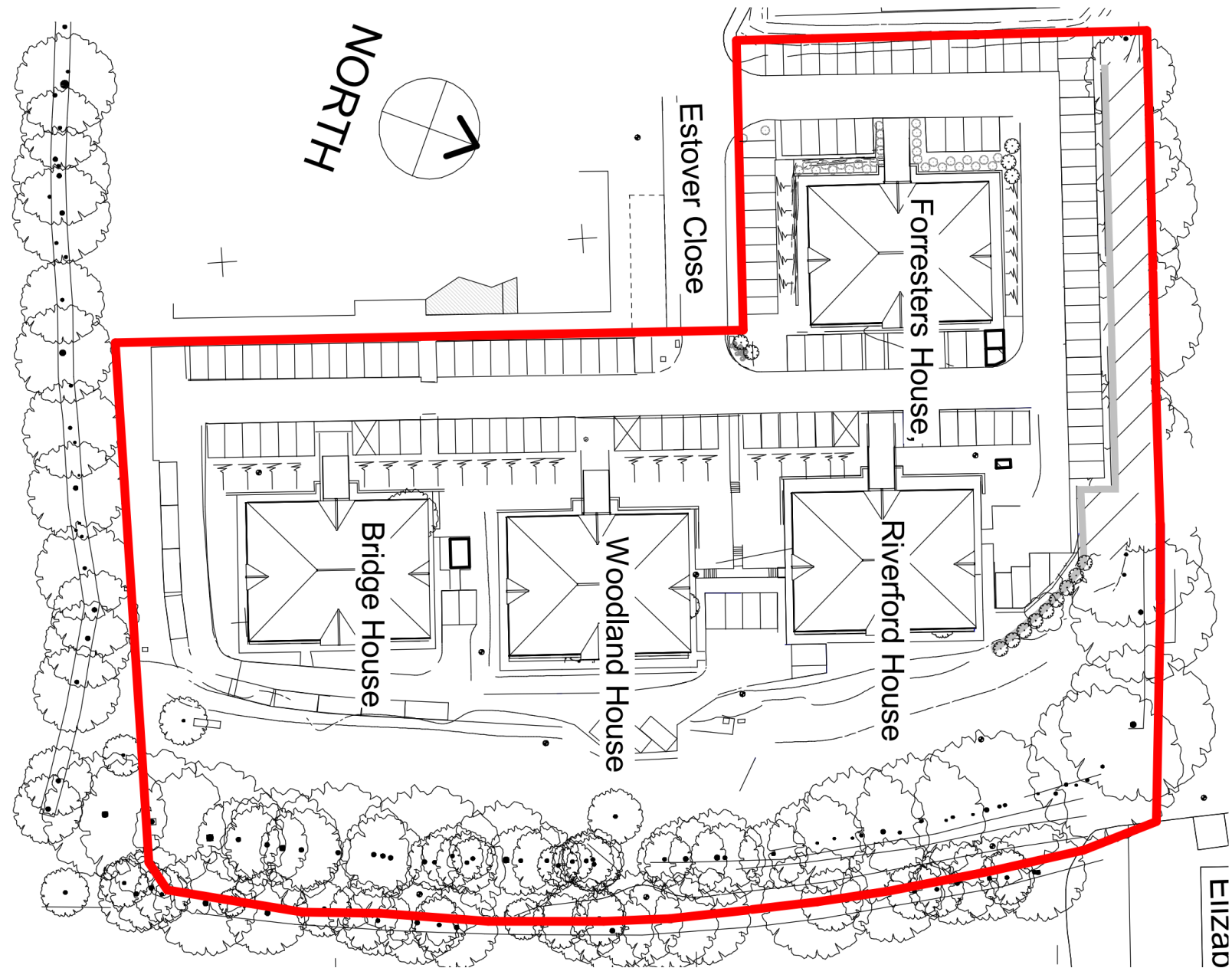
Plym House, 3 Longbridge Road,
Plymouth, Devon, PL6 8LT



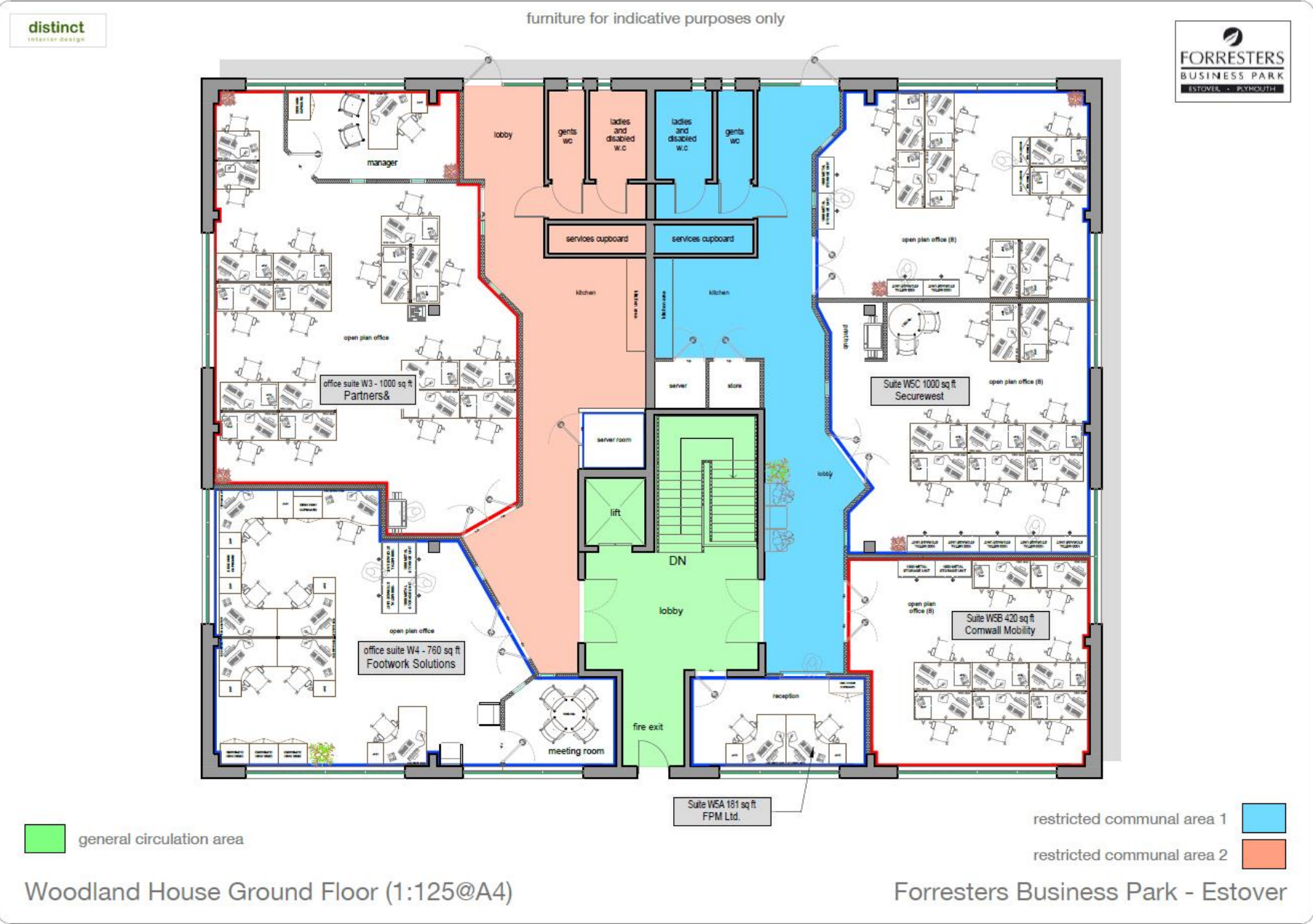
Site Plan:




Site Plan:



Floor Plans:





 general circulation area

Woodland House First Floor (1:125@A4)

Forresters Business Park

Tenancy Schedule:

Unit Number	Tenant	Lease Start Date	Term	Lease Break	Net Area Sq M	Net Area Sq Ft	Rent PA	Rent PSF	Review Pattern (Years)	Comments
W1 – First Floor	Vacant				213	2,295	£28,688			
W2 – First Floor	Vacant	-	-	-	177	1,904	£23,800	-	-	
W3 – Ground Floor	J N Dobbin Ltd (Partners&) Insurance Consultants	01.05.24	2 years	Year 1	93	1,000	£12,500	£12.50	-	Mutual break
W4 – Ground Floor	Footwork Solutions Ltd Healthcare IT Consultants	01.01.24	2 years	Year 1	71	760	£9,500	£12.50	-	Mutual break
W5A – Ground Floor	Forresters Property Management Ltd Landlords Management Co	01.08.20	5 years	-	17	181	£2,896	£16.00	-	Management company administration office
W5B – Ground Floor	Cornwall Mobility Ltd Driving Assessment Centre	01.08.24	24 months	None	39	420	£5,250	£12.50	None	Mutual break
W5C – Ground Floor	Securewest International Ltd	01.11.23	24 months	None	93	1,000	£11,500	£10.02	None	
				Totals	703	7560	£64646			

