

Vickery Holman
Property Consultants

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SW

Sanderson
Weatherall

To Let

£23,800 - £52,488 pax

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

1,905 – 4,198 Sq Ft
(177 - 390 Sq M)

Summary

- Excellent quality office
- Available as two separate suites or the whole floor
- Good parking provision – 22 spaces for the whole floor
- Own kitchen and toilet facilities
- Air conditioning
- New lease

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

Available as two separate suites or the whole floor. Car parking – 22 spaces for first 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 ground floor is split into 5 suites, all of which are let.

Accommodation:

| | sq m | sq ft |
|-------|------|-------|
| W1 | 213 | 2,293 |
| W2 | 177 | 1,905 |
| Total | 390 | 4,198 |

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:

Available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

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

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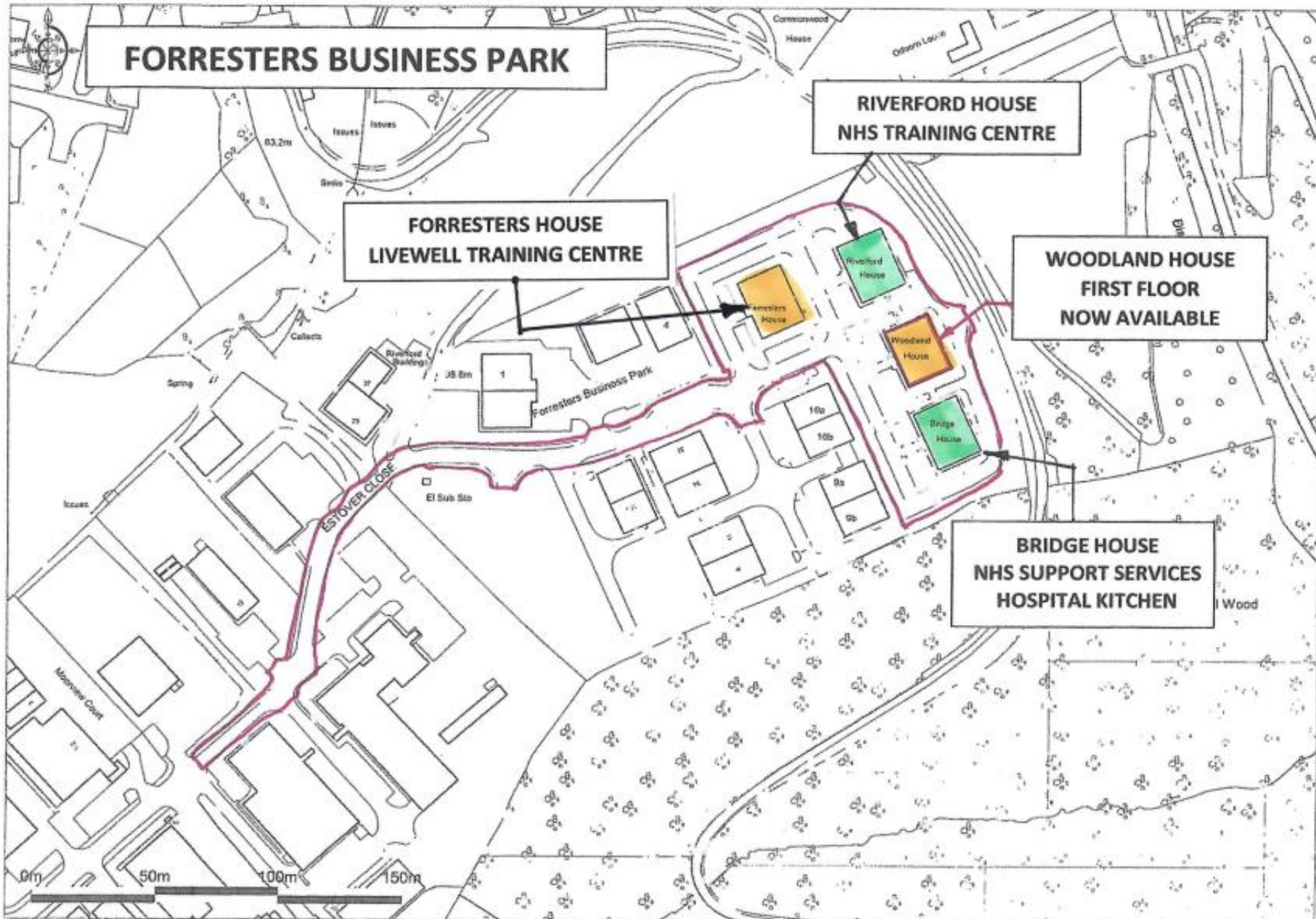
Email: mark.slade@sw.co.uk

Plymouth Office

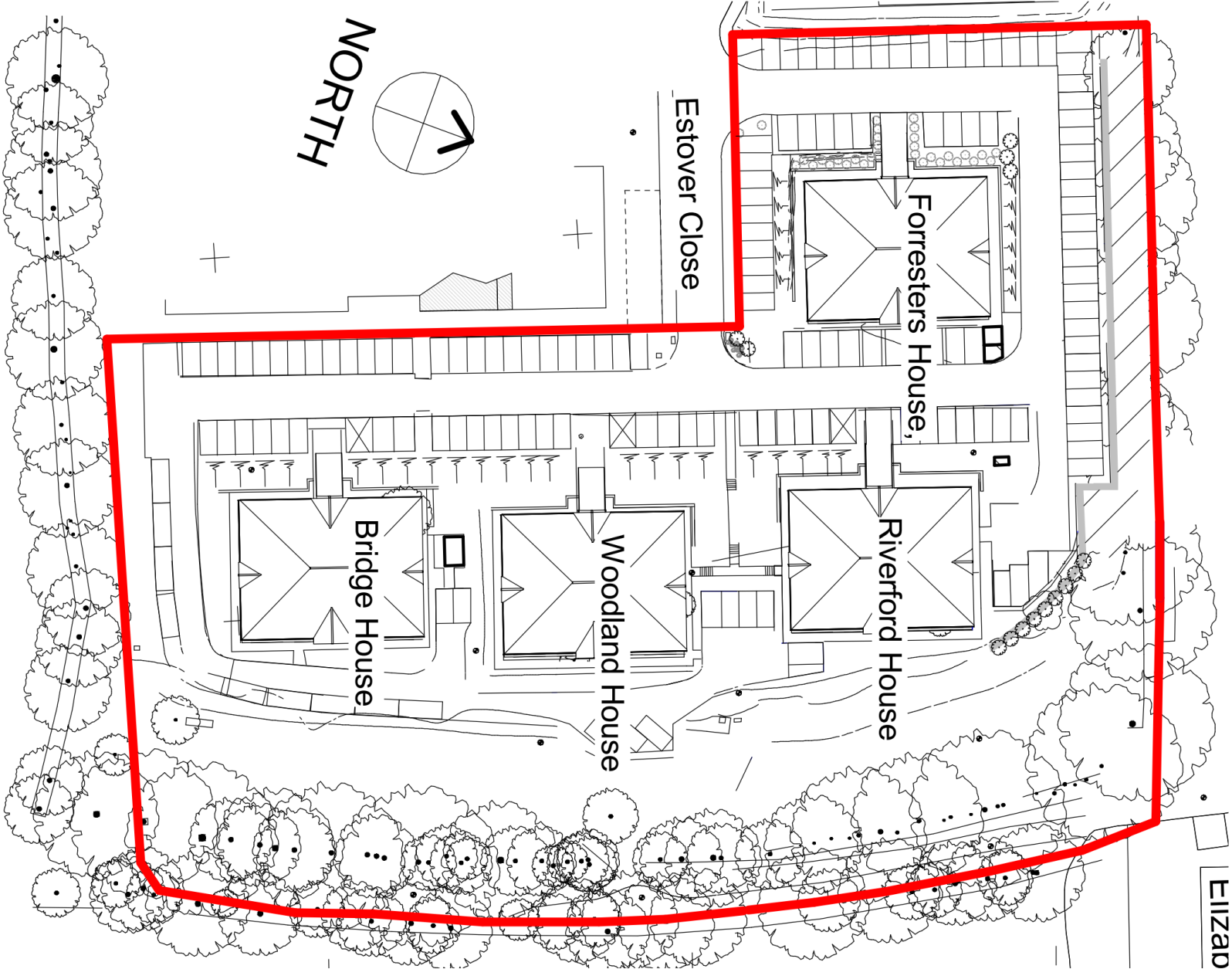
Plym House, 3 Longbridge Road, Plymouth,
Devon, PL6 8LT



Site Plan:



Site Plan:



Floor Plans:

