



To Let

£36,500 pax

Security House, 15 Estover Close, Plymouth,
Devon, PL6 7PL

3,315 Sq Ft
(308 Sq M)

Summary

- Detached office building
- Excellent parking / yard provision
- Mix of open plan and private office accommodation
- Kitchen area
- Storage rooms with dedicated external access
- Rear grassed area
- Subject to a restrictive covenant limiting use to B1 (office) purposes only.

Location:

Security House is prominently located on Estover Road within the well established Estover Industrial Estate. The property is accessed from the main Plymbridge Road via Estover Road, and benefits from excellent connectivity to the A38 Devon Expressway, providing convenient links to the city centre, Exeter and the wider motorway network.

Description:

The property comprises of a detached office building. The main entrance is to the front of the property and leads into a reception area with access to male, female and disabled toilet facilities to the left and a small office to the right. Behind this is an open plan office area. To the rear of the property is a kitchen and two storage rooms. There is external access via double doors from one

of the storage rooms and the hall. Externally the property sits on a large site with parking and yard space to the front and side. To the rear is a grassed area.

Accommodation:

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

	sq m	sq ft
Total	308	3,315

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:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £22,250, therefore making the approximate Rates Payable £11,103 per annum for 2025/26.

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 property is 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:

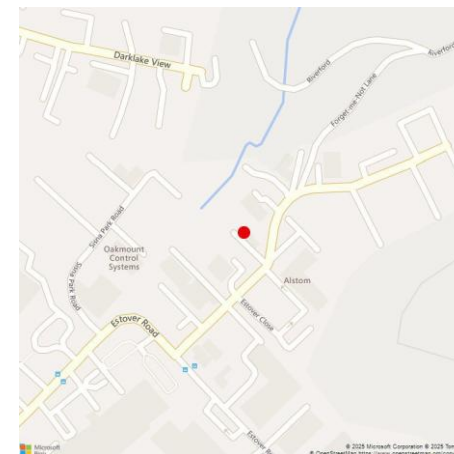
The property has been elected for VAT and therefore VAT will be charged on the rent.

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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