



For Sale

Guide price - £300,000 +

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

3,551 Sq Ft
(329.9 Sq M)

Summary

- For sale by auction - 22nd April 2026
- Prominent office with storage
- High quality fit out
- Warehouse area with 6m eaves
- Roller shutter access
- Large forecourt to the front
- Excellent views of The Moors

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 and not tested by the agent).

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.

	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 Rateable Value from 1st April 2026 will be

£40,500, therefore making the approximate Rates Payable £17,496 per annum for 2026/27.

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 freehold of the property is available by auction. For further information and legal pack click here -

<https://auctions.thecpn.co.uk/lot/details/177941>

Auctioneers Note:

The successful bidder will pay a buyer's contract fee on exchange of contracts of:

£900 including VAT for purchases up to and including £100,000.

£1,500 including VAT for purchases of £101,000 to £300,000.

£2,100 including VAT for purchases of £301,000 and above.

This fee is only payable by the successful bidder.

IMPORTANT

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors) together with the Addendum which will be available on Auction Day.

* PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above single

figure guide. Please check the website at <https://auctions.thecpn.co.uk/search> order to stay fully informed with the up-to-date information and to view the legal pack.

*ADDITIONAL FEES

An Administration fee and Other non-optional fees may be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors.

Legal fees:

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

Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

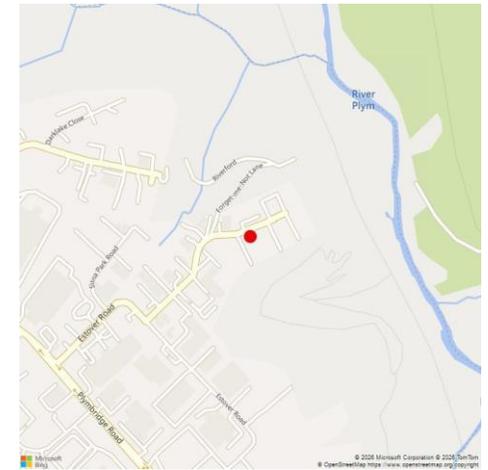
VAT:

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

Further information and

viewings:

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



CONTACT THE AGENT

Joanne High

Tel: 07525 984443

Email: jhigh@vickeryholman.com

Carys Makelis

Tel: 07841 150716

Email: cmakelis@vickeryholman.com

Plymouth Office

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