



WAREHOUSE 1, ESTOVER CLOSE, PLYMOUTH, PL6 7PL

TO LET £29,950pa

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~ PROPERTY CONSULTANTS

LOCATION:

Estover is located at the northeastern edge of the city, with easy (mainly 40mph) access to the A38 dual carriageway (3 miles), which links Plymouth and Cornwall to the M5 and motorway network at Exeter, 40 miles to the east. Nearby occupiers include Fine Tubes, Macfarlane Distribution, Plymouth Removers, Oakmount and Mandarin.

DESCRIPTION:

Warehouse with 5m eaves, steel truss frame roof with good natural light from 4 roof lights. Access is gained through double personnel doors. There are shared WC facilities on site, which can be accessed through a private door from the warehouse. Externally, there are six dedicated parking spaces.

SCHEDULE OF ACCOMMODATION:

Gross internal measurements: 5,674sq.ft / 528sq.m

SERVICES:

Mains water, 3 phase electricity and drainage are available to the property.

LEASE TERMS (subject to contract):

The property is available on flexible leasehold terms, a rent of £29,950pa is sought.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £32,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

PLANNING:

We The established use is warehousing/distribution. Planning permission will be needed for industrial use.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating is not applicable due to being a bare warehouse consuming no heat/cooling energy.

VIEWING AND CONTACT INFORMATION:

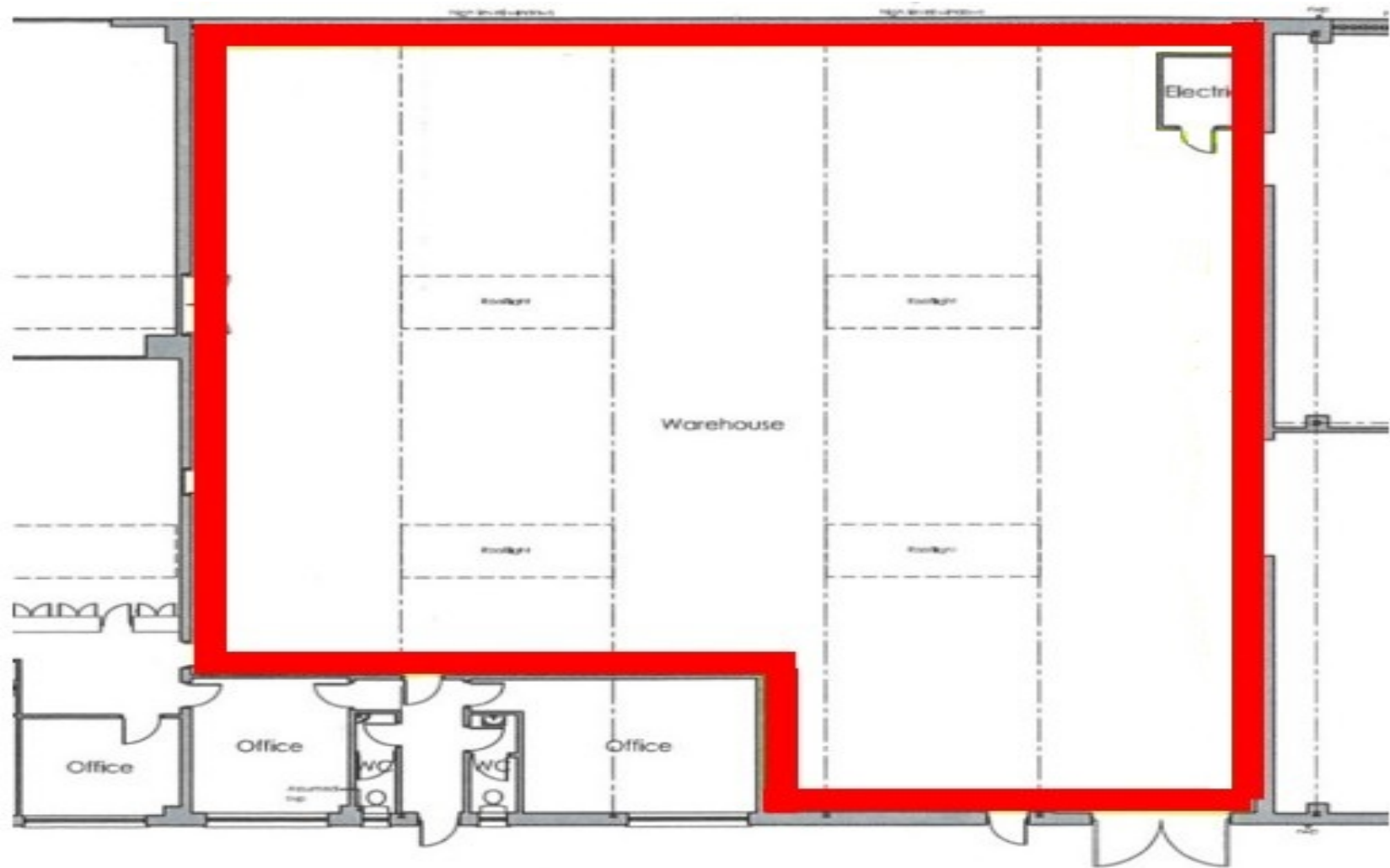
Strictly through Listers. Please contact either:-

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01752 222135

Email enquiries@listers.uk.com





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