



OFFICES & FENCED COMPOUND

TO LET

Unit 14 & Compound, Burrington Business Park, Plymouth, PL5 3LX

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SUMMARY

- 1,024ft² / 95m² OFFICES
- 8,095ft² / 752m² FENCED COMPOUND
- MULTI-LET INDUSTRIAL SITE

Location

Burrington Way is strategically located for local and regional distribution and light assembly processes, in the approximate geographical centre of the city. The A38 dual carriageway, which becomes the M5 at Exeter, 35 miles to the east, is within 5 minutes' drive. Access is easier than it looks, with a choice of 3 routes including using the A386 Tavistock Road, which leads to the city centre, 3 miles to the south.

Burrington Business Park comprises a multi-let industrial estate, which includes leisure and quasi-retail/trade counter occupiers. The Climbing Hangar provides a café and there is ample parking.

Description

Ground floor entrance with store and stairs to the first floor office space comprising 4 offices, staff kitchen area and WC, comprising 1,024ft² / 95m². Secure, hard surfaced compound with palisade fencing, measuring approximately 8,095ft² / 752m²

Energy Performance

The office unit has been assessed and awarded a rating of B49.

Terms of Availability (subject to contract)

The property is vacant and available on a conventional tenant's FR&I lease, preferably for a term in excess of 5 years, at commencing rent from £20,000pa, subject to rent reviews.

Business Rates

Rateable Value (2023):	Unit 14 £4,550
	Compound: to be assessed
UBR multiplier 2023/24:	51.2p in the £

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email us: enquiries@listers.uk.com



