



UNIT 2 BURREINGTON BUSINESS PARK, PLYMOUTH, PL5 3LX

TO LET £50,000pa (subject to surrender)

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Burrington Business Park 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 offers a business hub, offices, cafe lounge and industrial accommodation all on one site. The comprehensive business space offer is unique in the south-west.

DESCRIPTION:

A refurbished high bay, portal frame warehouse in a terrace of similar units, with profile steel roof and concrete brick elevations, approximately 5% translucent roof panels, lighting, space heaters and sealed floor. The unit is open plan with minimum height to lowest point on the portal frame is 3.88m and the maximum height to eaves is 5.15m. Ideal Trade Counter unit. Roller shutter access, measuring 4m x 4m.

Articulated lorry circulation is around the whole site and dedicated yard space/lorry parking/servicing space is available.

**SCHEDULE OF ACCOMMODATION:**

Total Area (GIA): 6,252sq.ft / 581sq.m

SERVICE CHARGE:

A service charge is levied. 2026: £ to be confirmed.

LEASE TERMS:

The property is available on new conventional tenant's FR&I lease, *subject to surrender*, preferably for a term in excess of 5 years, at a rental price of £50,000pa, *subject to reviews*.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value (2026) is £39,750.

To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is D (79).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest

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Email enquiries@listers.uk.com

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