



UNIT 8, BURRINGTON BUSINESS PARK, PLYMOUTH, PL5 3LX

TO LET £15,000pa

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 a 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.

DESCRIPTION:

Available from September 2025. Located on the northern side of the building, this ground floor unit offers office space and warehouse. The unit is accessed either by a pedestrian access door or via an electric roller shutter door, measuring 2m wide x 3m high. The accommodation offers open plan office space, with suspended ceilings incorporating LED lighting panels and electric heaters. To the rear there is a further space that could be utilised as an office, with staff welfare facilities and access via double doors directly into the warehouse.

Articulated lorry circulation is around the whole site.

SCHEDULE OF ACCOMMODATION:

Gross Internal Area: 1,598sq.ft / 148sq.m

**SERVICE CHARGE:**

There is a service charge levied: (2023/24) £1803.71

LEASE TERMS:

The property is available from September 2025 on new FR&I terms, preferably for a term in excess of 5 years, at a commencing rent from £15000 + VAT.

SERVICES:

Mains water, 3 phase electricity & drainage are connected.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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 £13,000. 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 E(114).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson

01752 222135

Email lar@listers.uk.com





AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01