Burrington Business Park

Burrington Way | Plymouth | PL5 3LX

Industrial and Warehouse Units For B1, B2 and B8 Uses

From 800 - 30,000 sq ft
(74.3 - 2,787 sq m)

Burringtonbp.co.uk

Multi let industrial/ warehousing facility in the south-west

Burrington Business Park is a large self-contained estate located just 3 miles from the centre of Plymouth, providing an excellent location for local and regional connectivity. This comprehensive business space offer is unique in the south-west.

Overview

Burrington Business Park has been converted and upgraded, to offer a unique business hub of offices, café lounge and industrial accommodation all on one self-contained site.

Clear span units height to eaves (3.88m - 5.15m)

Site benefits from 800KV electricity supply

Solar array fitted to estate

Dedicated yard, lorry parking & servicing

Articulated lorry circulation around the whole site

B Corp Certified Landlord

Burrington Business Park

Availability

Units available from 800 sq ft - 30,000 sq ft

Unit	Sq ft	Sq m	Rent	Available From
Unit 10a	2,185	203	£8.00	April 2026
Unit 10	13,024	1,210	£7.50	April 2026

(All areas and dimensions are approximate and are measured on a gross internal basis unless otherwise stated)

EPC certificates available upon request

Unit 10

Unit 10a

Burrington Business Park

Specification

Warehouse

- Refurbished warehouse units
- Full eaves height of up to approx. 5.02m
- Level access loading doors
- Site benefits from 800KV electricity supply
- Insulated cladding, energy-saving roofing and solar panels

Offices

- Double glazed windows
- 2.40m floor to ceiling height
- Suspended ceilings with recessed LED lighting
- Perimeter trunking
- Roof mounted VRF heating and cooling system

Location

Plymouth's geographical centre, with close links to the A38 & M5

Burrington Business Park enjoys a prime city centre location in the northern part of Plymouth, situated in the sought-after suburb of Honicknowle. It offers excellent access to the A38, which runs through the heart of Plymouth, which boasts outstanding employment opportunities.

Connectivity

Plymouth is located at the western end of the A38 (Devon Expressway), offering dual carriageway access to Exeter, about 45 miles to the northeast, where it connects to the M5 motorway at junction 31.

The A38 extends westward into Cornwall, while the A386 branches north from the Devon Expressway, leading to Plymouth's northern suburbs, Tavistock, and Okehampton.

SAT NAV: PL5 3LX

Mainline rail connections are available with direct services to Bristol, London, the Midlands and the North.

Plymouth benefits from passenger and car ferries to France and to Spain.

Road Connections

Newquay Airport	46 miles
Exeter Airport	48 miles
Exeter	55 miles
Truro	56 miles
Bristol	121 miles
London	217 miles

Rail Connections

Exeter	55 mins
Bristol	1hr 54 mins
London Paddington	2hrs 59 mins

Further Information

Services

We understand that mains services are provided to the properties including water, drainage, gas, and 3 phase electricity.

Rateable Value

We understand that the property is shown in the 2023 Rating List as having a ratable value of:

Unit 10a office	£8,800
Unit 10 warehouse	£43,100

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk

Estate Service Charge

There is to be an estate charge levied by the landlord to cover the costs in maintaining and serving the estate. Further details are available from the marketing agents.

Rent

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing & Further information

For further information, please contact the joint agents:

Listers PROPERTY CONSULTANTS

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stratton creber commercial property consultants

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Burrington Business Park

burringtonbp.co.uk

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