



DIGITAL BUILDING, ESTOVER CLOSE, PLYMOUTH PL6 7PL

FREEHOLD INDUSTRIAL INVESTMENT producing £49,000pa - £595,000 + VAT

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Estover lies approximately 6 miles north of Plymouth city-centre, with access from the A38/M5 mainly via 40mph dual carriageway roads. The property enjoys reasonable prominence from the estate spine road occupying a level site in a gently sloping position.

DESCRIPTION:

LET INVESTMENT FOR SALE.

High yielding detached late 1970s factory, of masonry construction with a steel truss "flat" roof, assumed to be asphalt covered, providing a minimum internal height of 3.79m. Daylight comes from high level windows and skylights have been over-clad. The building has been maintained but would benefit from some updating.

Externally, the property has a tarmac-surfaced goods yard, partly shared, providing circulation access for articulated vehicles and parking for 19 cars.

SCHEDULE OF ACCOMMODATION:

Warehouse: 728sqm / 7836sqft

Loading Bay 23sqm / 248sqft

Offices: 75sqm / 809sqft

Total 826sqm / 8,892sqft

Eaves Height: 3.79m

Goods entrance: 3.2m wide x 3m high

TENURE: FREEHOLD

Our client is seeking offers in the region of £595,000 + VAT for the freehold interest subject to the current tenancy to HQW Aerospace UK Ltd, Co.Reg.No. 00450577 (formerly Barden Corporation), which declared a pre-tax profit of £1.1m in 2025 (£2.42m 2024).

The occupational lease is for a term of 5 years from 7 July 2025 with breaks in July 2027, 2028 and 2029, within the Landlord & Tenant Act 1954, at an annual rent of £49,000pa with an upwards-only rent review in 2028.

USE/PLANNING:

The current use is engineering (manufacturing) falling within Class B1 (now Class E) of the Use Classes Order 1987 (as amended in 2020). Planning consent will be required for any other use.

Please note that the property title includes restrictive covenants as to use and clean air.

BUSINESS RATES:

We refer you to

:www.tax.service.gov.uk/view-my-valuation/search which shows that the current Rateable Value is £48,750. To find out how much will be payable, there is an estimator service on the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating (EPC) for this property is: E (106), valid until January 2030.

LEGAL COSTS:

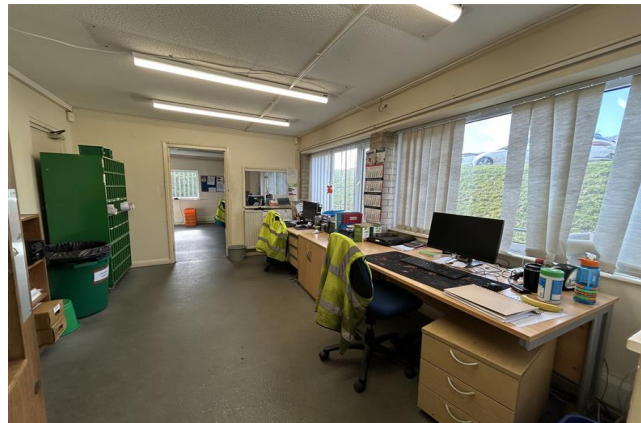
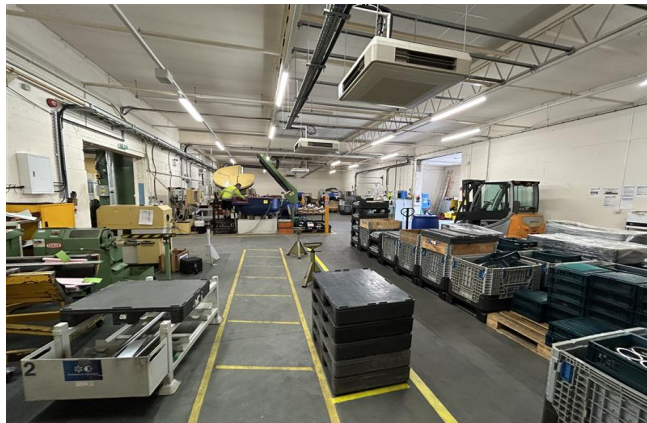
Each party is to bear their own.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers during weekday business hours only, by arrangement with the current tenant in advance. PPE (high.vis. and safety shoes) must be worn on site.

Please contact:-

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