



WAREHOUSE

Warehouse 1, Estover Close, Plymouth PL6 7PL

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Summary

- Warehouse on multi-let industrial estate
- 5,674ft² / 528m² with 5m eaves!
- Easy access to A38

Location

Estover is located at the northeastern edge of the city, with easy (mainly 40mph) access to the A38 dual carriageway (3 miles), which links Plymouth and Cornwall to the M5 and motorway network at Exeter, 40 miles to the east.

Nearby occupiers include Fine Tubes, Macfarlane Distribution, Plymouth Removers, Oakmount and Mandarin.

Description

Warehouse with 5m eaves, steel truss frame roof with good natural light from 4 roof lights. Access is gained through double personnel doors. There are shared WC facilities on site, which can be accessed through a private door from the warehouse.

Externally there are 6 dedicated parking spaces.

Services & Energy Performance

Mains Water, 3 phase Electricity and Drainage are available to the property. EPC: E109

Terms of Availability (subject to contract)

The property is available on flexible leasehold terms, a rent of £32,750pa is sought.

Business Rates

Rateable Value (2023): £32,750

UBR multiplier 2022/23: 51.2p in the £

Planning / Use

The established use is warehousing/distribution. Planning permission will be needed for industrial use.

Viewing

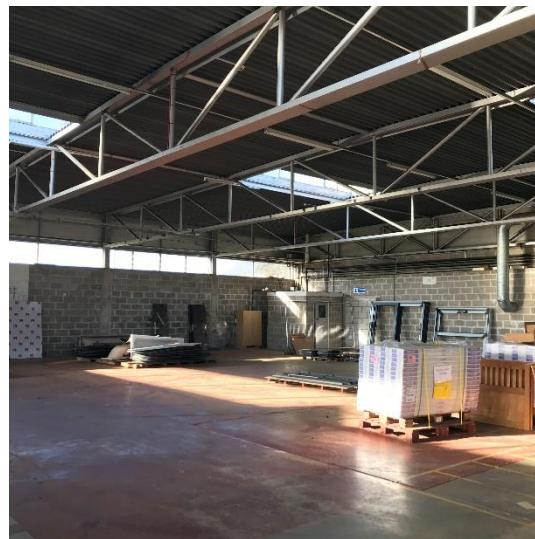
To arrange inspection and for further information please contact us on: (01752) 222135

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