



10,057ft² / 934m² WAREHOUSE TO LET
Unit 5 Burrington Business Park, Plymouth PL5 3LX

Summary

- 10,057ft² / 934m²
- Refurbished warehouse unit
- Articulated lorry access

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, 35miles 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, café lounge and industrial accommodation all on one site. The comprehensive business space offer is unique in the south-west.

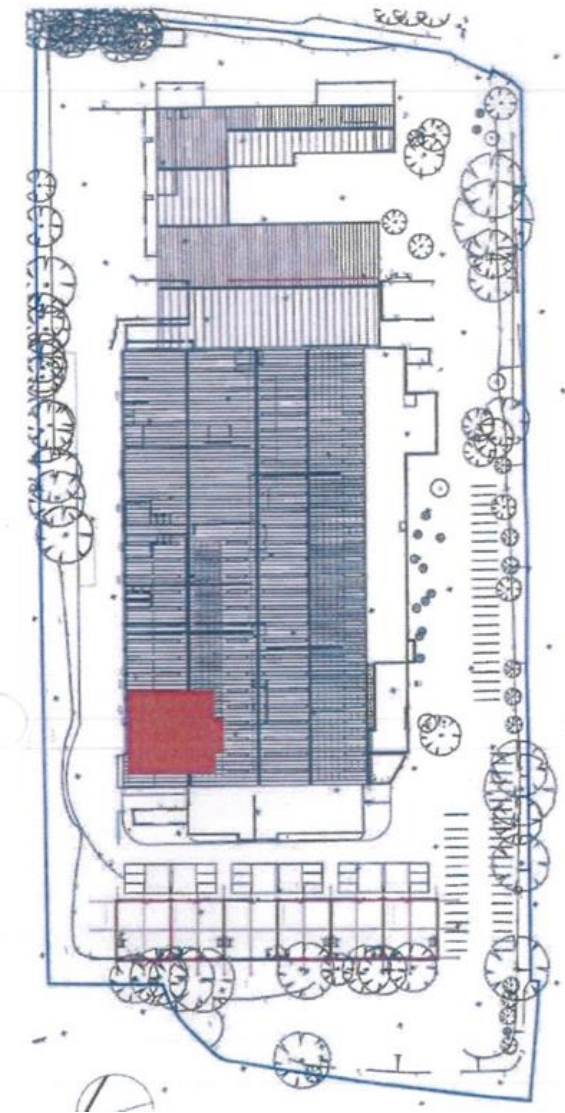
Description

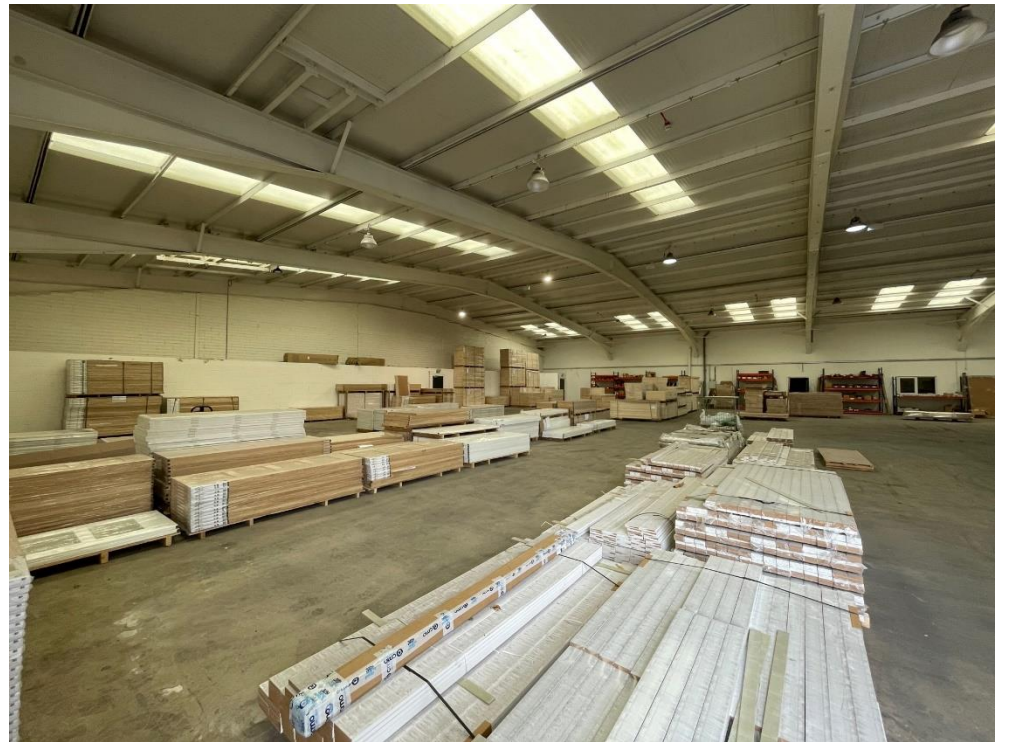
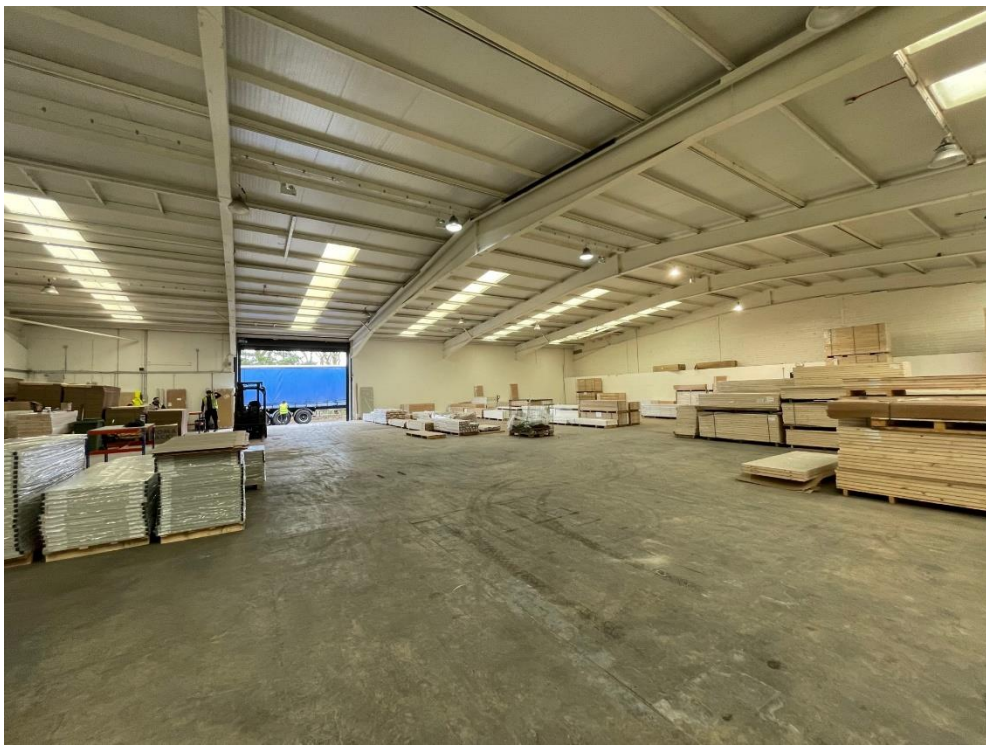
Located on the northern side of the building, the unit is a refurbished high bay, portal frame warehouse in a terrace of similar units, with profile steel roof and concrete brick elevations, approximately 5% translucent roof panels, lighting, space heaters and sealed floor. The unit is open plan with minimum height to lowest point on the portal frame is 3.88m and the maximum height to eaves is 5.15m.

Articulated lorry circulation is around the whole site and dedicated yard space/lorry parking/servicing space is available. Access is via a roller shutter measuring 4m x 4m.

Accommodation

	ft ²	m ²
Unit 5	10,057	934





Unit 5, Burrington Business Park, Plymouth PL5 3LX

Energy Performance

The building has been assessed and awarded a rating of D89.

Terms of Availability (subject to contract)

The property is vacant and available on a conventional tenant's FR&I lease, preferably for a term in excess of 5 years, at commencing rent from £75,000pa, subject to rent reviews.

Services

Mains water, 3 phase electricity and drainage are connected.

Business Rates

Rateable Value (2016): £53,500
UBR multiplier 2022/23: 51.2p in the £

Planning / Use

The established use is storage & distribution falling within Class B8.

Viewing

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

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