



**WAREHOUSE/INDUSTRIAL/WORKSHOP + YARD TO LET**  
**Unit 13 & 16, Burrington Business Park, Plymouth, PL5 3LX**

## Summary

- 10,333ft<sup>2</sup> / 960m<sup>2</sup> unit PLUS yard
- Clear-span warehouse space with level dockers
- Multi-let industrial site

## Location

Burrington Way 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 comprises a multi-let industrial estate, which includes leisure and quasi-retail/trade counter occupiers. The Climbing Hangar provides a café and there is ample parking.

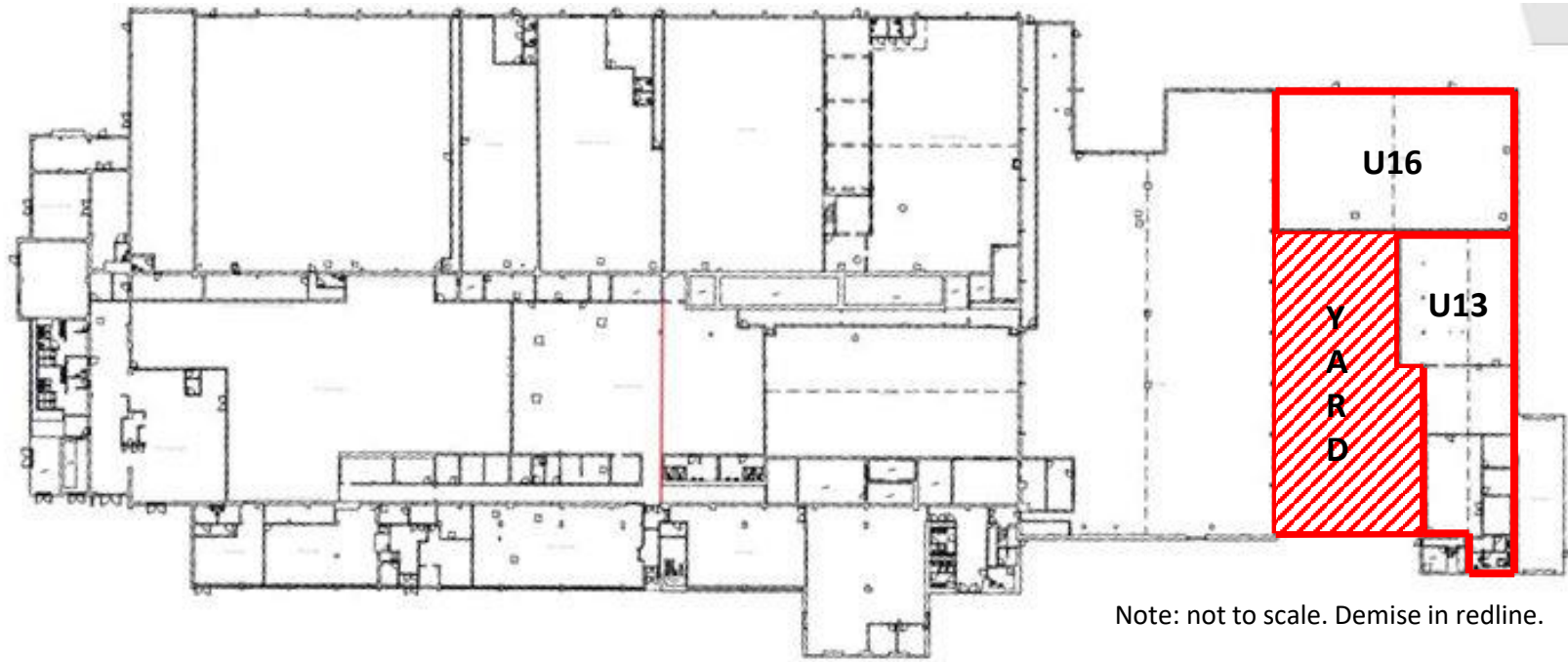
## Description

Located at the eastern end of the business park, the properties comprise wide-span portal framed warehouses, with hanging fluorescent strip-lighting. Unit 16 is fitted with 10 level dockers and Unit 13 is fitted with 2 full height roller shutter doors. The clear span, with no columns has a minimum eaves height to the lowest point of 3.88m (max.height to eaves is 5.15m). Externally, there is a yard which is sufficient for turning articulated lorries and parking, and which will be securely fenced.

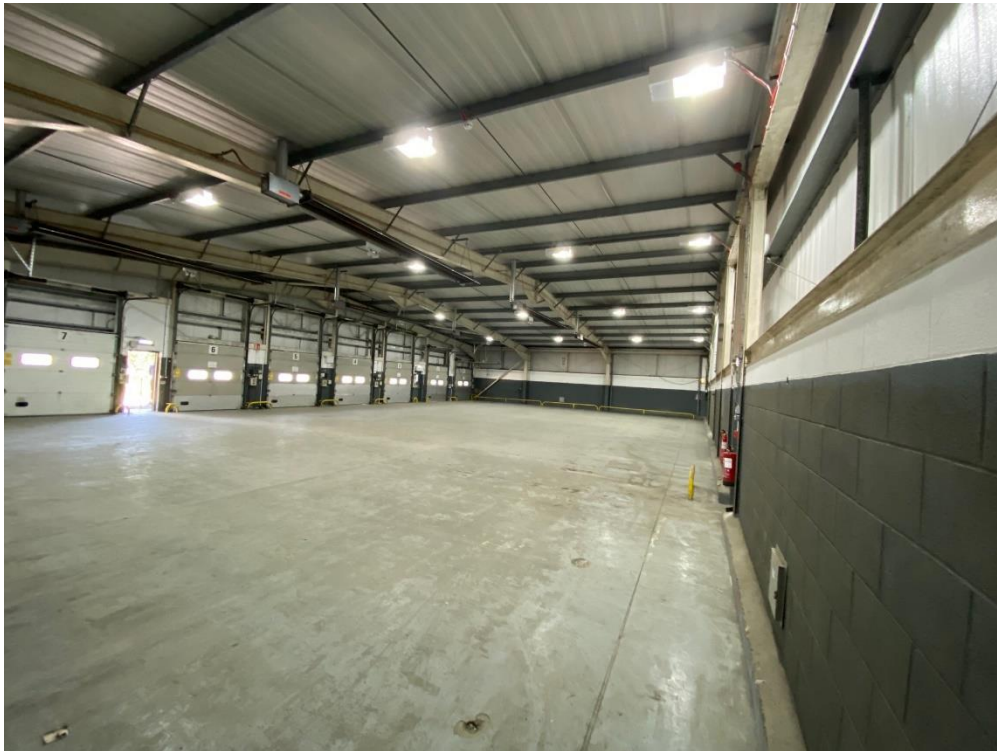
## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Unit 13	479	5,158
Unit 16	481	5,175
<b>TOTAL</b>	<b>960</b>	<b>10,333</b>





Note: not to scale. Demise in redline.



### Energy Performance

The premises have been assessed separately and awarded a rating of:

- Unit 13 G178 The unit will be fitted with a new insulated roof. The unit does not consume energy to condition the air.
- Unit 16 D99.

### 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 £77,500pa, subject to rent reviews.

### Services

Mains Water, 3 phase Electricity and Drainage are connected.

### Business Rates

Rateable Value (2023):	Unit 13 £25,250 Unit 16 £25,750
UBR multiplier 2023/24:	51.2p in the £

### Planning / Use

The established use is B2 Industrial & B8 Storage/Distribution.

### Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

### Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email us: [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)

[www.listers.uk.com](http://www.listers.uk.com)