



WAREHOUSE / INDUSTRIAL / EDUCATIONAL TO LET
Unit 10, Burrington Business Park, Plymouth, PL5 3LX

Summary

- 7,555ft² / 702m²
- Clear-span warehouse space with offices training and welfare
- Multi-let industrial site

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.

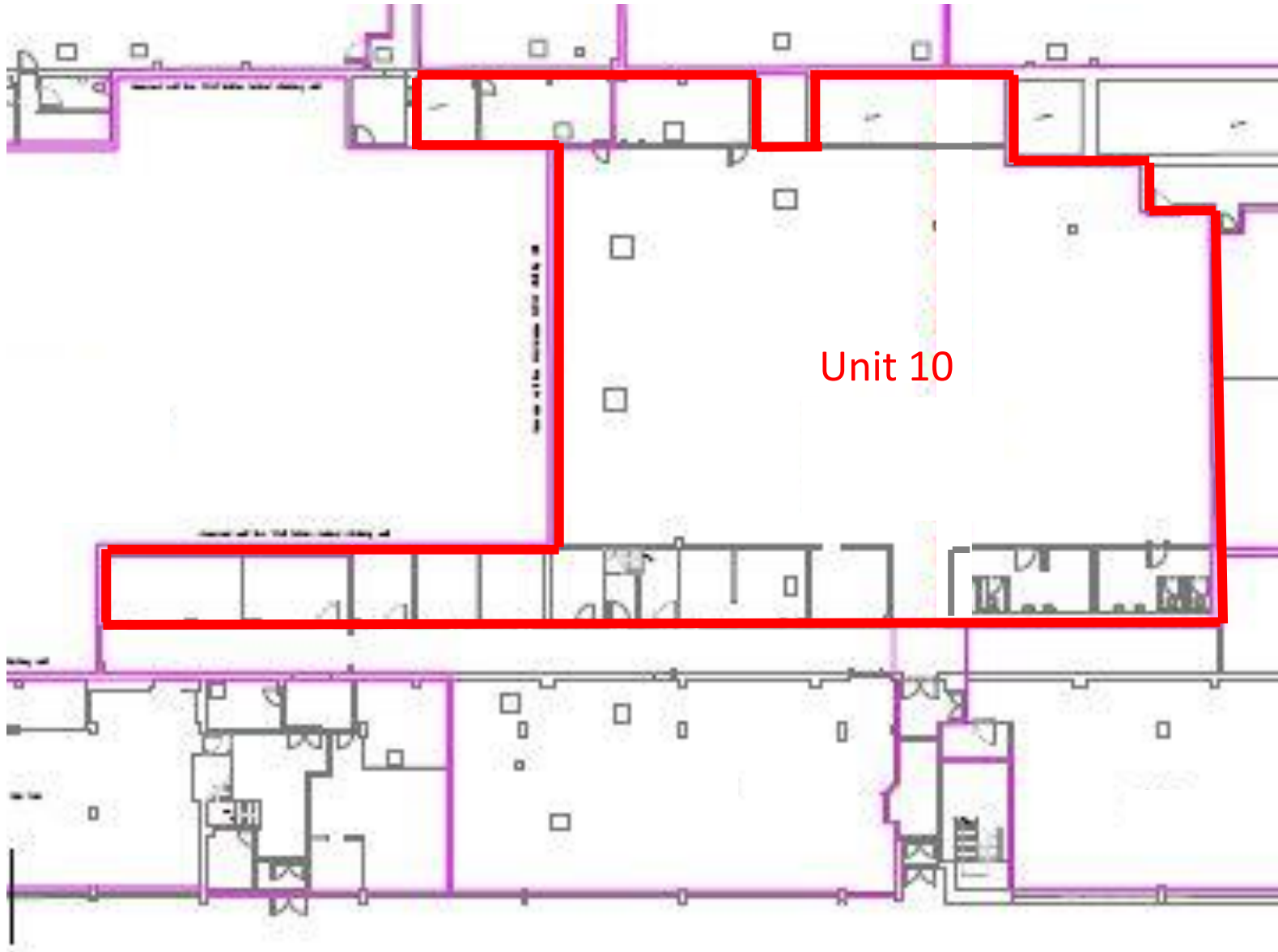
Burrington Business Park offers a business hub, offices, café lounge and industrial accommodation all on one site. The comprehensive business space offer is unique in the south-west.

Description

Located on the southern side of a multi-let business park, the property comprises a wide-span portal framed warehouse with offices and welfare. A new commercial vehicle access and roller shutter entrance will be formed. 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). There is daylight roof panels and hanging fluorescent strip-lighting. Externally, there is parking and commercial vehicle holding space. In addition to the warehouse, first floor offices and training space is available separately.

Accommodation

	m ²	ft ²
Unit 10	702	7,555
Additional areas 10a	198	2,134
10b	254	2,729
10c	310	3,338



Unit 10 demise in red. Note plan not to scale

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Energy Performance

The building has been assessed and awarded a rating of D94.

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 £53,000pa, subject to rent reviews. Additional adjoining offices, training space and welfare are available by separate negotiation.

Services

Mains water, 3 phase electricity and drainage are connected.

Business Rates

Rateable Values (2023): From £53 per m²
UBR multiplier 2023/24: 51.2p in the £

Planning / Use

The established use is educational (construction training). Planning permission will be required for any other use.

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
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