

WAREHOUSE / DISTRIBUTION 20,322ft² / 1,888m²
Unit 1/1a ABC Thornbury Road, Estover, Plymouth PL6 7PP



Airport Business Centre, Thornbury Road, Estover, Plymouth PL6 7PP

Summary

- Clear span warehouse with 6.24m minimum eaves height
- 20,322ft² / 1,888m²
- Accessible industrial estate

Location

Estover lies approximately 5 miles to the north of Plymouth city centre and 3 miles north of the A38 (M5) accessed via mainly 40mph dual carriage way roads. Nearby occupiers include Hymec Aerospace, Manuplas, Barden Corporation, Vospers and MacFarlane Distribution.

Description

Airport Business Centre comprises a multi-let B8 warehouse site, which includes a serviced warehousing operation, some open storage, office suites and a shared cafeteria and loading bay. It is well maintained, with landscaped grounds, car parking and potential for articulated vehicle storage. The available unit has a clear span truss roof with a minimum working height of 6.25m and a roller shutter goods loading door (4m wide x 4.5m high), offices and welfare.

Accommodation (GIA)	m ²	ft ²
Unit 1	648	6,975
Unit 1a	1,141	12,279
Unit 20 (packing room)	99	1,068
Total	1,888	20,322

Services & EPC

Mains water, gas, electricity and drainage are available to the property.

EPC: C 54

Business Rates

Rateable Value (2023): £45/m²

UBR multiplier 2024/25: 51.2p in the £

Rates payable (2023/24): approx. £43,500

Terms of Availability (subject to contract)

Rent is based on £10/ft² pa incl service charge and utilities + VAT, subject to racking, security, office and parking/loading needs.

Viewing

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

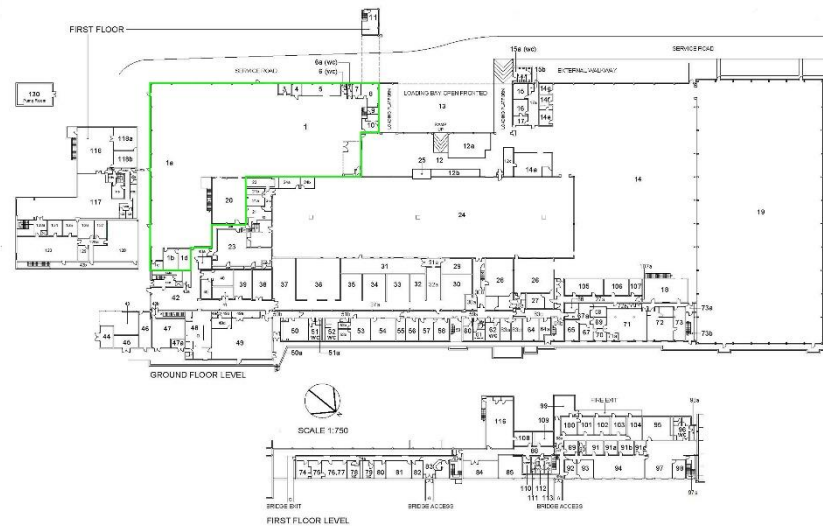
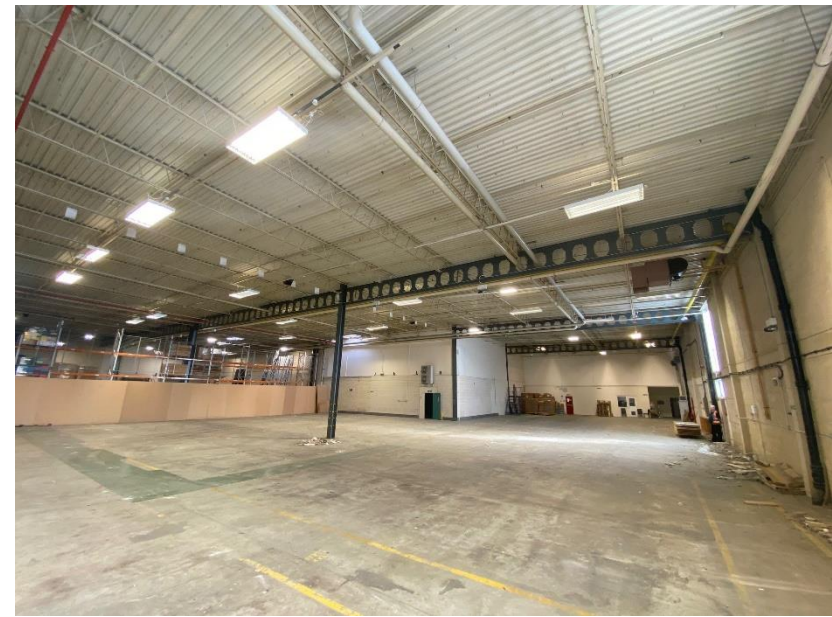
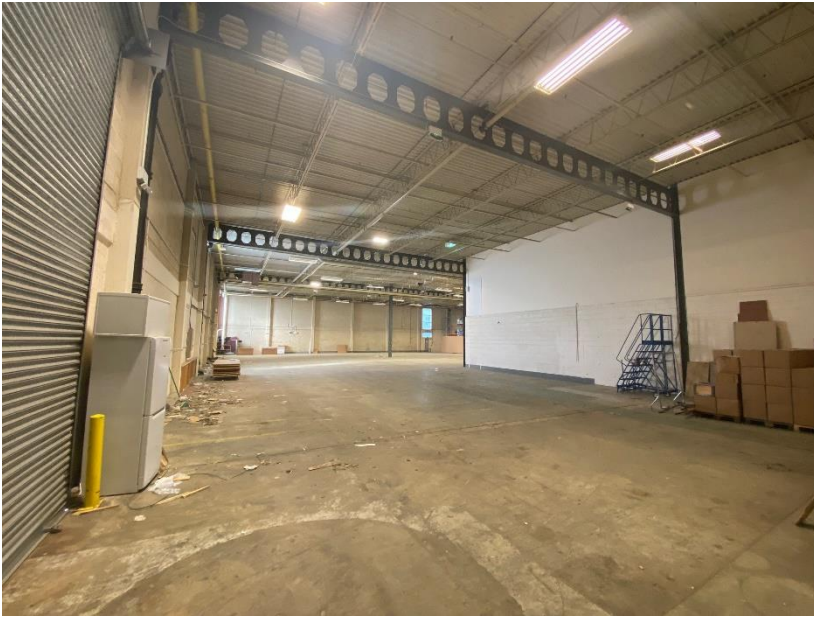


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