

WAREHOUSE / ARCHIVE STORE 5,656 ft² / 526m²

Units 30, 32-37a ABC Thornbury Road, Estover, Plymouth PL6 7PP

Listers
PROPERTY CONSULTANTS



Summary

- Warehouse / archive store in accessible location with on-site café and parking
- 5,656ft² / 526m²)
- 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 units have a maximum working height of 6.25m. There is roller shutter goods access at one end of the building; however, the units are not serviceable directly by articulated vehicles.

Accommodation (GIA)	m ²	ft ²
Total	526	5,656

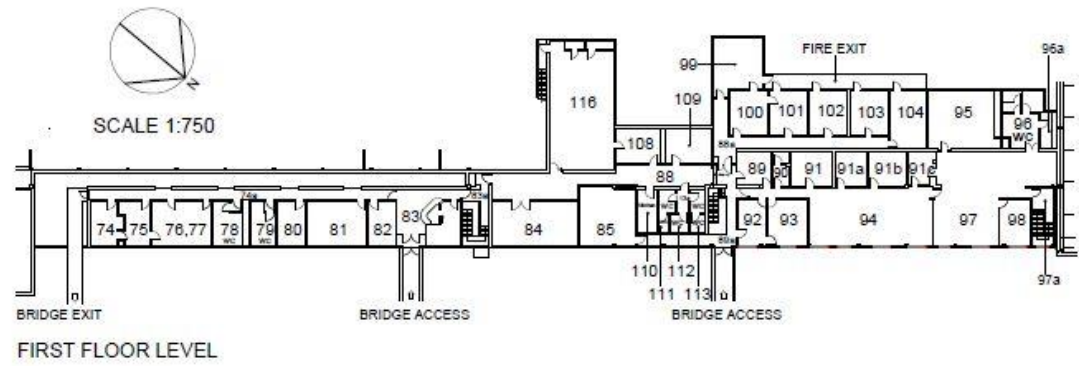
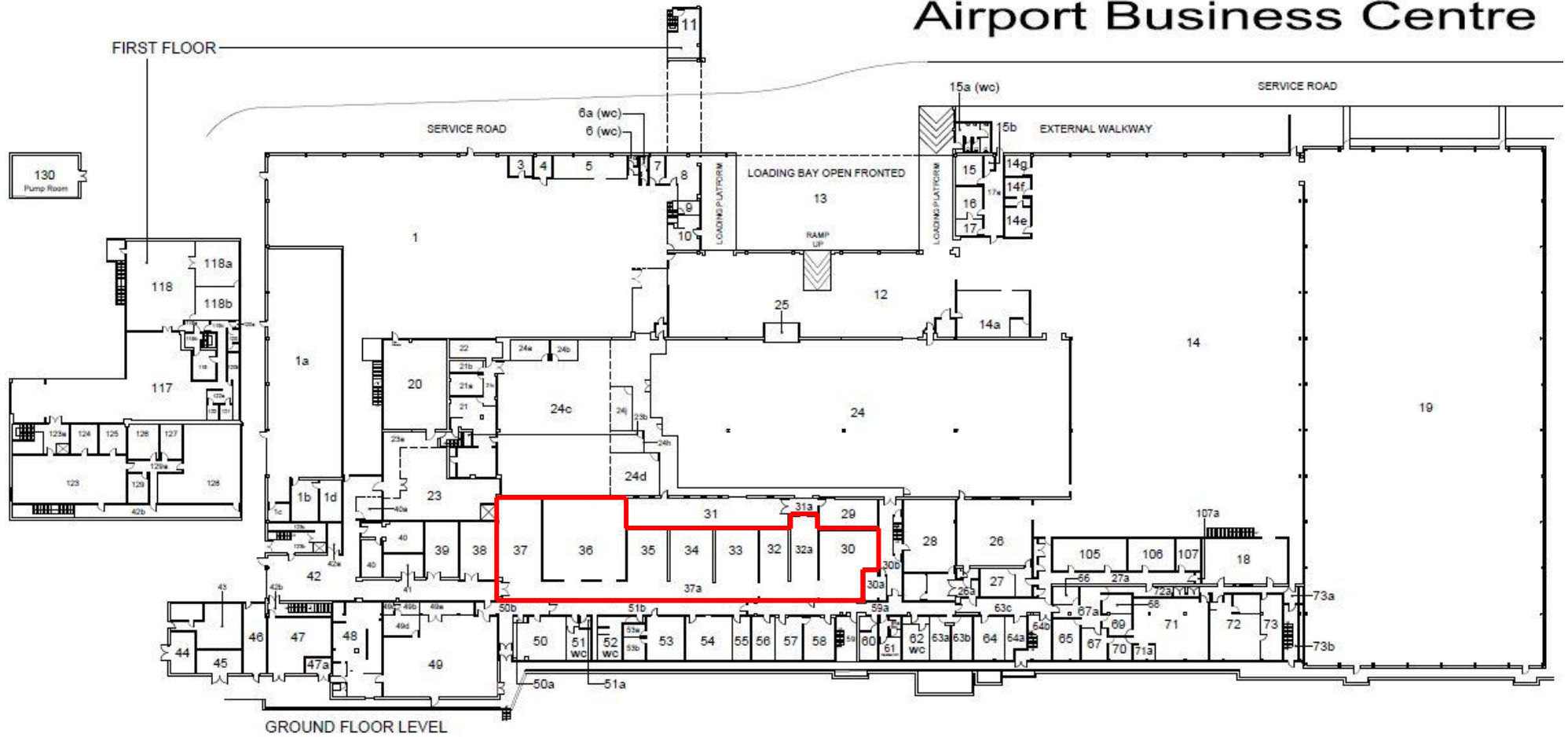
Services & EPC

Mains water, gas, electricity and drainage are supplied to the property. The property has been assessed and awarded an EPC rating of C 54.

Planning / Use

The permitted use is B8. The local planning authority is Plymouth City Council.

Airport Business Centre



Units 30, 32-37a, Airport Business Centre, Thornbury Road, Estover, Plymouth PL6 7PP

Business Rates

Rateable Value (2023): £30,500

UBR multiplier 2023/24: 51.2p in the £

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.

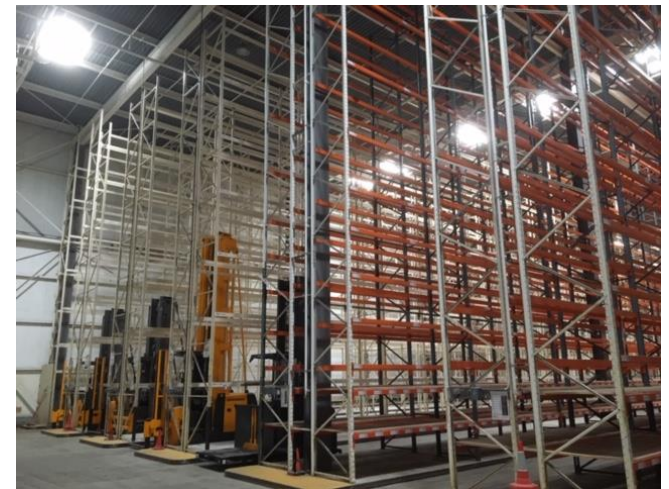
Agents Note

It is a requirement of the RICS that we advise all parties to take professional independent legal 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



These photographs are illustrative and do not depict Units 30, 32-37a.



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