



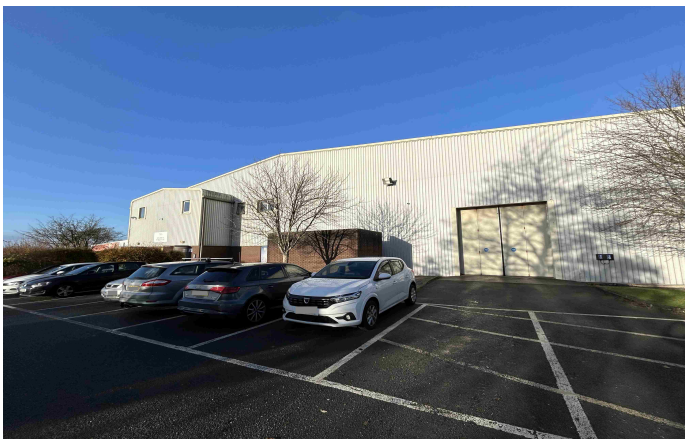
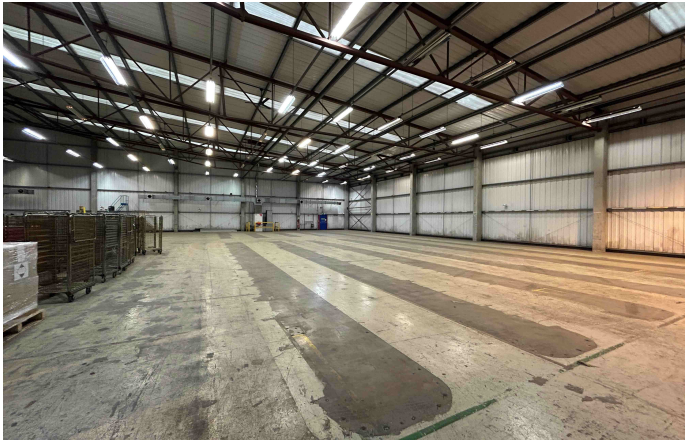
2 BUSH PARK, ESTOVER, PLYMOUTH, PL6 7RG

A traditional portal frame warehouse unit with under powder-coated steel cladding and roof with min eaves 6.39m, concrete floor and drop lighting.

The open warehouse area comprises up to circa 15,000sqft / 1,393 sqm which is available by way of flexible sub-let until March 2029.

- **WAREHOUSE / ARCHIVE STORE IN ACCESSIBLE LOCATION**
- **THE PERMITTED USE IS WITHIN CLASS B2, B8 AND E(g)(i)**
- **UP TO CIRCA 15,000sqft / 1,393 sqm.**
- **AVAILABLE BY WAY OF ALL INCLUSIVE UNDERLEASE TERMS**

£97,500pa (£6.50per sq.ft)

**LOCATION:**

Estover Industrial Estate is an established industrial location with a range of smaller and larger industrial units, situated to the north-east of Plymouth City Centre. Nearby occupiers include 24 Productions, Boots (Alliance Healthcare), Plymouth City Central Records, West Design Products, Hymec Aerospace and Mars Wrigley.

DESCRIPTION:

A traditional portal frame warehouse unit with under powder-coated steel cladding and roof with min eaves 6.39m, concrete floor and drop lighting.

The open warehouse area comprises up to circa 15,000sqft / 1,393 sqm which is available by way of flexible sub-let until March 2029. The warehouse would suit a low movement storage user.

Access to the warehouse is via dock leveller or there is a roller shutter goods access at one end of the building.

Welfare and an office is potentially available please discuss with Listers.

LEASE TERMS:

The sub-let is offered at £6.50 per sq.ft on **an all inclusive basis** (rates, utilities etc).

PLANNING / USE:

The permitted use is Class B2, B8 and E(g)(i).

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for the entirety of the property is C (74).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:

Gareth Forrest
Leigh Robinson

01752 222135

Email enquiries@listers.uk.com

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