



**UNIT 1 BURRINGTON WAY, PLYMOUTH, PL5 3LR**

**FOR SALE Freehold £550,000**

**Listers**  
~ PROPERTY CONSULTANTS

**LOCATION:**

Plymouth is the largest city on the south coast of England with a population of approximately 250,000. Communications include a mainline railway station with services to London Paddington in just over 3 hours, a continental ferry port and a busy port. The A38 links Cornwall to Plymouth, and the M5 at Exeter, 35 miles to the east.

Burrington Way lies in the geographical centre of the city, off Honicknowle Lane, immediately to the south of the A38 dual carriageway. There are several ways to reach the estate, either via the Manadon Junction with the A386 or from Crownhill Road.

**DESCRIPTION:**

End of terrace industrial building of steel portal frame construction with masonry and profile steel elevations under a pitched profile steel roof with daylight panels and an extensive solar array. The minimum height to eaves is 4.9m. Access is via a single roller-shutter goods entrance measuring 4.5m x 4.5m. The asphalt-surfaced yard is shared but under-utilised.

**SCHEDULE OF ACCOMMODATION:**

Area	sq ft	sq m
Ground Floor Workshop	4,144	385
Ground Floor Office	86	8
<b>Total</b>	<b>4,230</b>	<b>393</b>

**SERVICE CHARGE:**

A modest estate charge of £740 (2024) is levied for the upkeep of external/communal area.

**PLANNING / USE:**

The current permitted use is factory falling within Class B2 of the 1987 Use Classes Order. Change of use to B8 Warehouse & Distribution may require planning permission.

**TENURE:**

The property is for sale with vacant possession at a price of £550,000 +VAT. Our client will consider sale of the contents and order book as well as FiT (see over), by separate negotiation.

**LEGAL COSTS:**

Each party is to bear their own costs.

**ENERGY PERFORMANCE:**

The EPC Rating for this property is D (93). However our client informs us that a legacy feed-in tariff (FiT) provides the current occupier with free electricity and revenue from surplus energy. Sale of the property does not include the FiT and a separate agreement may be needed.

**BUSINESS RATES:**

We refer you to the government website [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) which shows that the 2023 rateable value is £21,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact either:-

**Gareth Forrest**  
**Leigh Robinson**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)





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