

3 Bush Park, Estover, Plymouth, PL6 7RG
Unique Leasehold Opportunity

Highlights

- Substantial Hybrid Commercial Premises
- Extensive Warehouse, Open Plan Offices, Soundproof Studio Space, Canteen with South Facing Terrace
- Extensive Grade A Quality Fit Out Throughout
- 122 Parking Space With EV Charging Points

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 Boots (Alliance Healthcare), Plymouth City Central Records, West Design Products, Hymec Aerospace and Mars Wrigley.

Description

3 Bush Park was originally part of a much smaller factory, effectively re-built and extended to around 125,000ft² for JDS Uniphase, in 2003 and branded as Skytech View. It was subsequently sold in two parts, and the subject of this advice is the northern 1/3rd of the whole, with its own access and approximately 122 dedicated parking spaces.

The warehouse element of the site has been built using a traditional, steel portal frame, under powder-coated steel cladding and roof, with parapet walls. A more modern extension, with off-vertical glazed fenestration to the northern and eastern elevations, forms the offices and features somewhat unique cladding, only seen in one other relatively radical building in the city.

This part of the building is now predominantly converted into A grade offices, with editing/studio/production suites, a reception, staff welfare/kitchen/canteen, a basement, external bike store, EV charging and internal warehouse..

Use

Within Class B1 (Business) and B8 (Storage & Distribution) of the Use Class Orders Act 1987.

Accommodation

	sq m	sq ft
Ground Floor	2,064.48	22,222
First Floor	1,533.52	16,506
Basement	244.06	2,418
Gross Internal Total	3,822.49	41,145
Store	30.60	329
External Terrace	44.64	480

Site

This site is approximately 1.24 hectares (3.08 acres).

Parking

122 Car Spaces including Multiple EV charging points.

Terms of Availability

The premises are available TO LET from September 2025 on new FR&I lease terms. Rental price on application.

The freehold Interest is also available on a guide price of £1,750,000+VAT.

VAT

VAT will be payable on the purchase.

Business Rates

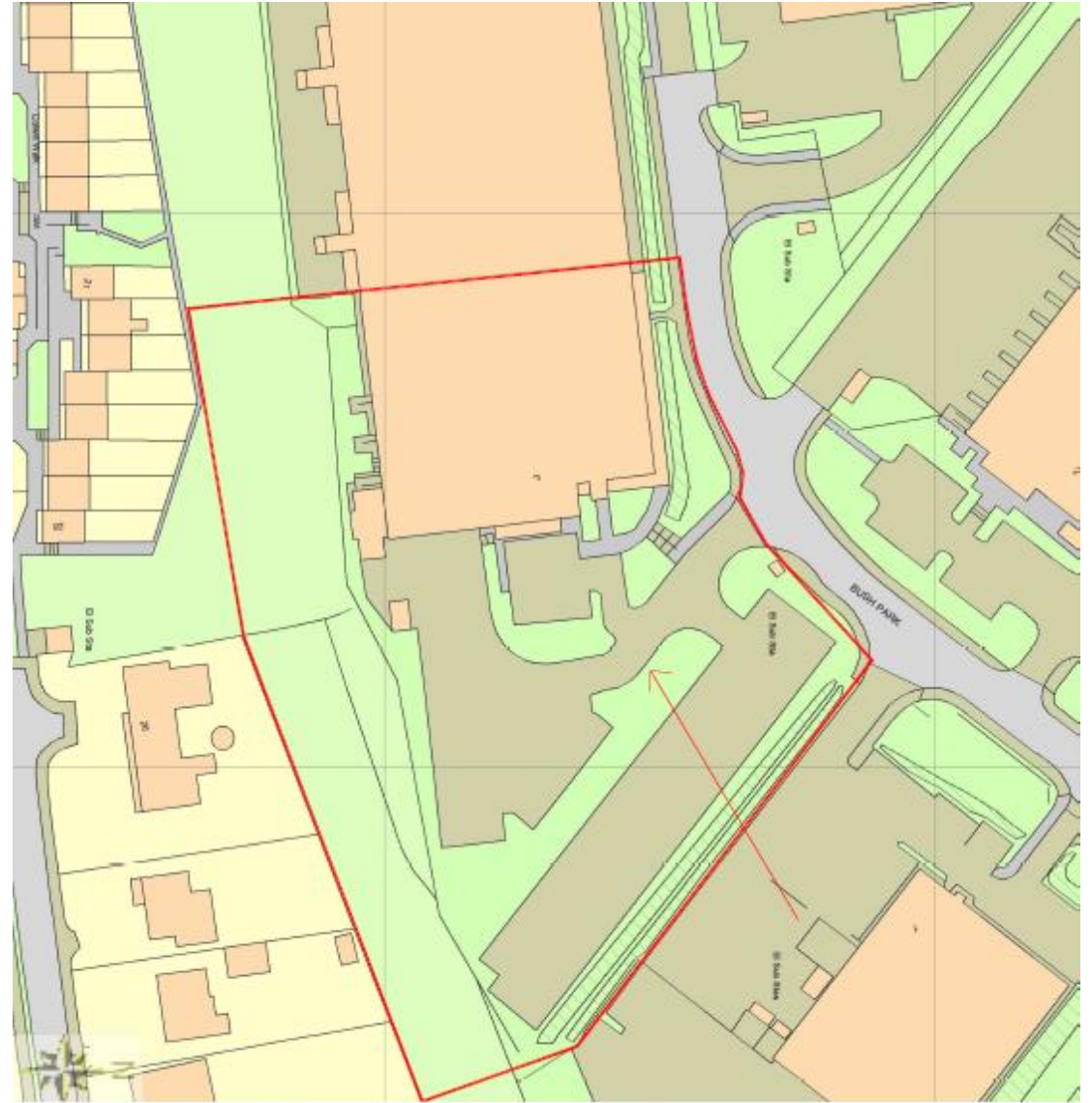
The current rateable value (2023) is a total of £251,500.

EPC

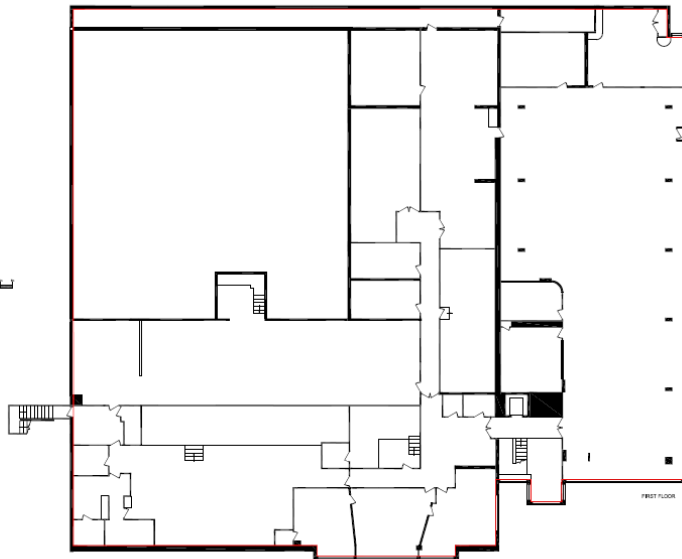
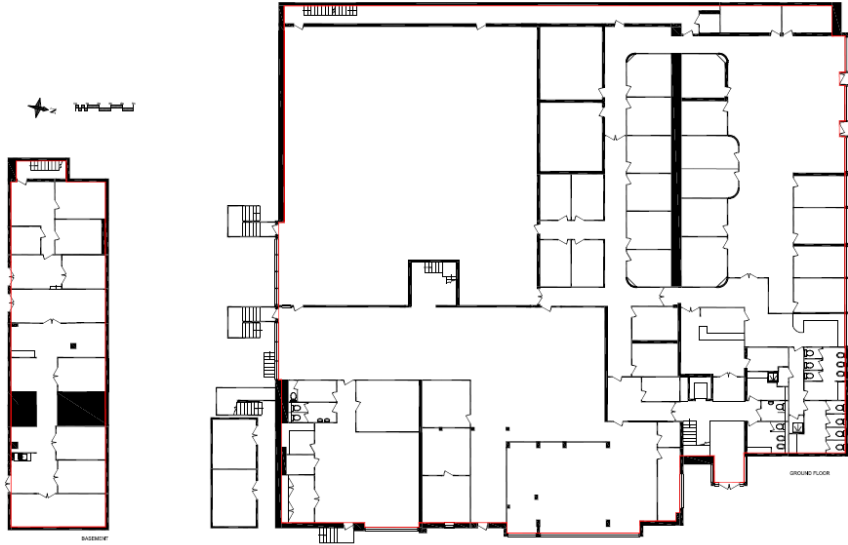
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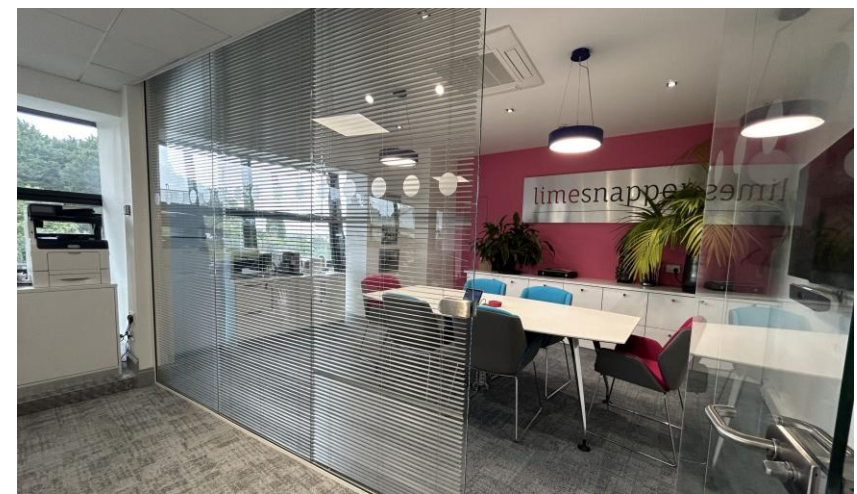
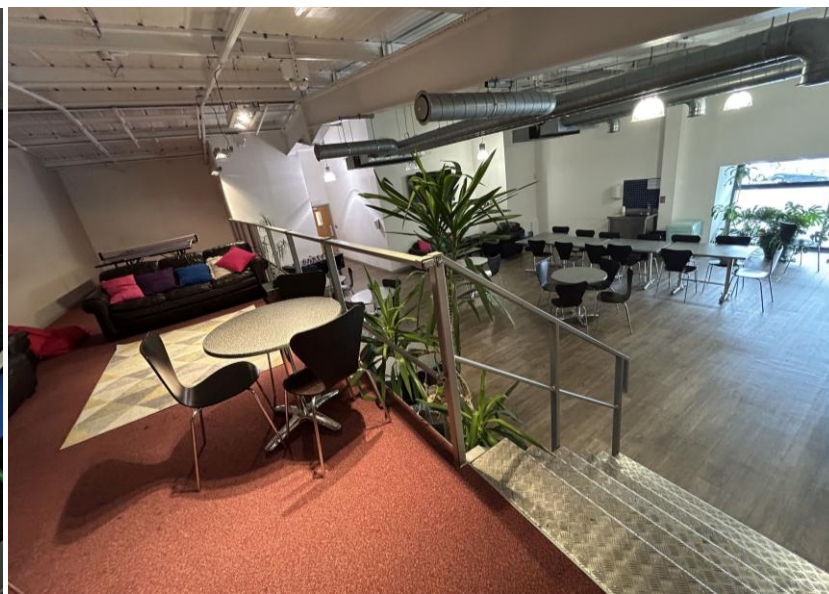
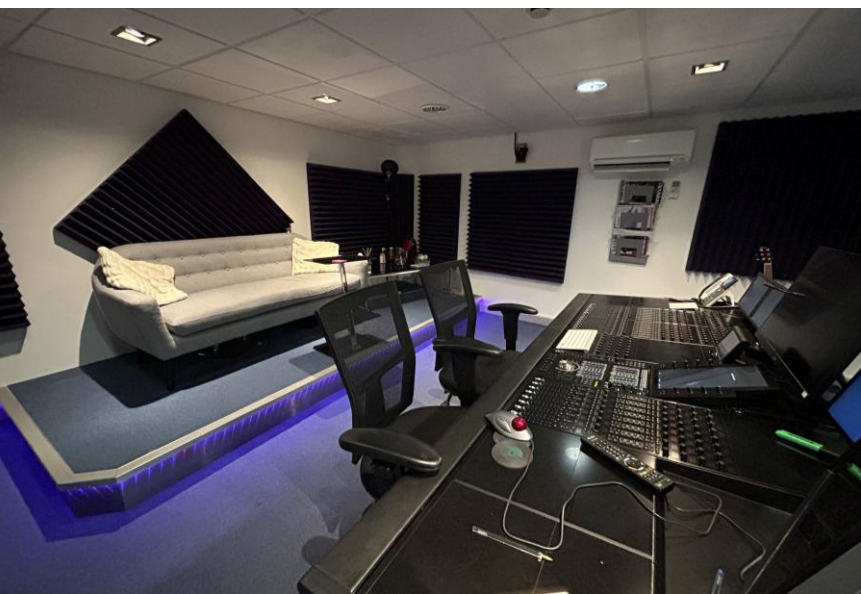
Floor Plans for illustrative Purposes Only and not to scale.



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Miller Commercial 

Viewing
Viewing will be strictly on an appointment
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