



**28A ESTOVER CLOSE, ESTOVER, PLYMOUTH, PL6 7PL**

**TO LET £12,000pa + VAT**

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

Estover Close lies at the northern end of the Estover Industrial Estate, off Estover Road, which is accessed from the 40mph two-lane Plymbridge Road thus providing good access to the A38/M5 and to the city centre.

**DESCRIPTION:**

The property comprises the ground floor of a semi-detached hybrid business unit, with the first floor offices being let separately to a professional business. The property has been used for storage and has some fitted shelving, with a maximum ceiling height of 2.96m high and a roller shutter door measuring 3m wide x 2.96m high. NO MOTOR TRADE.

**SCHEDULE OF ACCOMMODATION:**

Area	sq.ft	sq.m
Ground Floor	723	67
<b>Total</b>	<b>723</b>	<b>67</b>

**LEASE TERMS:**

The ground floor is vacant and available immediately on new FR&I lease terms, at a rental price of £12,000pa + VAT, inclusive of service/estate charges & electricity.

Each party to bear their own costs.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C 69.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

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

01752 222135

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

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