



5A FORRESTERS BUSINESS PARK, ESTOVER, PLYMOUTH, PL6 7PL

TO LET From Initial £30,000 per annum

Listers
~ PROPERTY CONSULTANTS

LOCATION:

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

DESCRIPTION:

The property comprises a semi-detached building fitted out to a high standard. The hybrid unit offers spacious open plan offices on the ground floor with a range of private offices and conference room at the first floor.

A pedestrian entrance at ground floor leads into impressive reception foyer with stairs to first floor landing. A mainly open plan office area with separate kitchen welfare area and WC facilities.

A warehouse area which offers full height and has roller shutter access (5.08m (H) x 4.00m (W) for goods plus warehouse WC facility.

The first floor comprises a large secondary reception landing, 4 separate offices, and conference / board room. Further storeroom and WC facilities. The first floor is offered part furnished. CCTV available.

The office areas are fitted with suspended ceilings and carpeted, and benefit from an air-conditioning system (cooling only). The unit also has parking for 6 cars and loading apron to the front of the property.

**SCHEDULE OF ACCOMMODATION:**

Area	Sq Ft	Sq M
Ground Floor Office	1,539	143
Ground Floor Warehouse	456	42
First Floor Office	1,526	142
Total	3,521	327

SERVICE CHARGE:

A yearly service charge is levied for the maintenance and upkeep of the estate - please contact the Agent for more details.

LEASE TERMS:

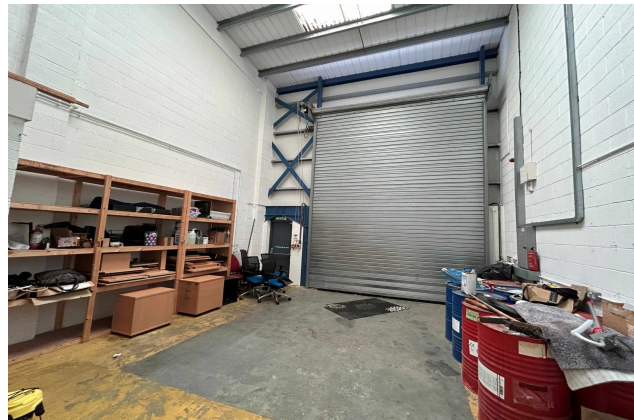
The property is available by way of a new lease on tenant's FR&I terms at an initial rent of £30,000pa, with a service charge of approximately £TBC per annum.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £40,500.

To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (41).

ANTI-MONEY LAUNDERING:

A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest | 01752 858192

Email gareth@listers.uk.com

Leigh Robinson | 01752 858196

Email lar@listers.uk.com







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