



Unit C, Armada Point, Estover Trading Estate, Estover Road, Plymouth PL6 7PY

TO LET

Terraced Industrial Unit

**10,987 Sq Ft
(1,021 Sq M)**

DESCRIPTION

The property comprises a terraced warehouse with demountable ground floor offices, welfare facilities and storage mezzanine. The property benefits from a clear internal height of 5.18m, a loading roller shutter door and a forecourt yard. Internally there is LED lighting to part along with hot air blowers.

- ✓ Established industrial location
- ✓ Clear internal height of 5.18m
- ✓ Loading apron and parking
- ✓ Level loading roller shutter door
- ✓ Ground floor office and welfare facilities

LOCATION

Estover is located around five miles north of Plymouth city centre and is one of the city's main industrial areas. The estate is well established, offering good access to the A38 Devon Expressway and A386, providing convenient links to Plymouth, Cornwall and the wider South West region.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse and offices	7,750	720
Mezzanine	3,237	301
Total	10,987	1,021

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

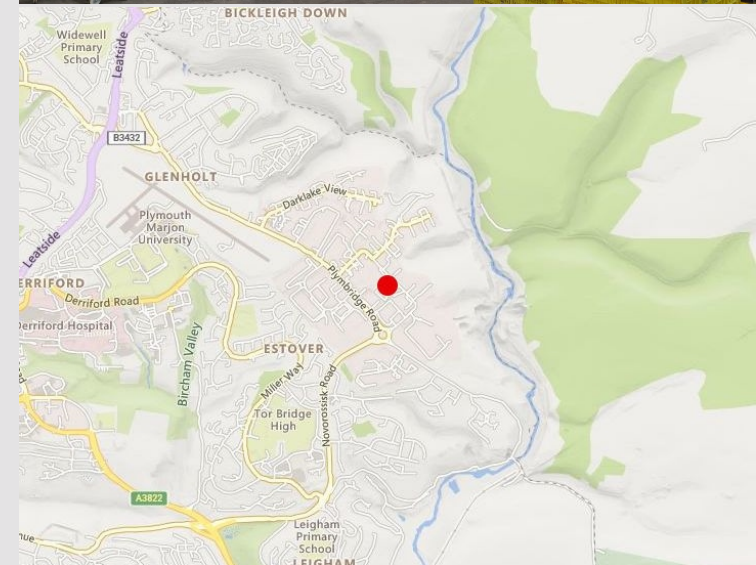
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a sublease or assignment from the existing tenant. Alternatively, available by a new lease direct with the freeholder on terms to be agreed.

EPC

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VIEWING & FURTHER INFORMATION

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