



Unit 3A, Darklake View, Plymouth PL6 7TL

TO LET

Detached Industrial Unit With Large
Yard

**4,417 Sq Ft
(410 Sq M)**

Unit 3A, Darklake View, Plymouth PL6 7TL

DESCRIPTION

The property comprises a detached warehouse with office provision across both floors. Internally the property benefits from a clear internal height of 3.5m, WCs and an up and over loading door. Additionally there is 3 phase power to the property along with hot air blowers. The tenant will benefit from a low site density of 21% and a largely tarmacked yard, providing flexible space for a range of uses. Externally the property is covered by CCTV as well as floodlighting.

- ✔ Detached Flexible Warehouse Accommodation
- ✔ Established industrial location
- ✔ Clear internal height of 3.5m
- ✔ Up and over level loading door
- ✔ Ground and first floor offices/mezzanine
- ✔ EPC - C



LOCATION

Estover is situated approximately five miles north of Plymouth city centre and is one of the city's principal industrial areas. The estate is well established and benefits from good connectivity, with convenient access to the A38 Devon Expressway and the A386 arterial route, providing efficient links to Plymouth, the wider South West, and the national road network.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	2,989	278
GF Office	938	87
FF Office	490	46
Total	4,417	410

VAT

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

LEGAL COSTS

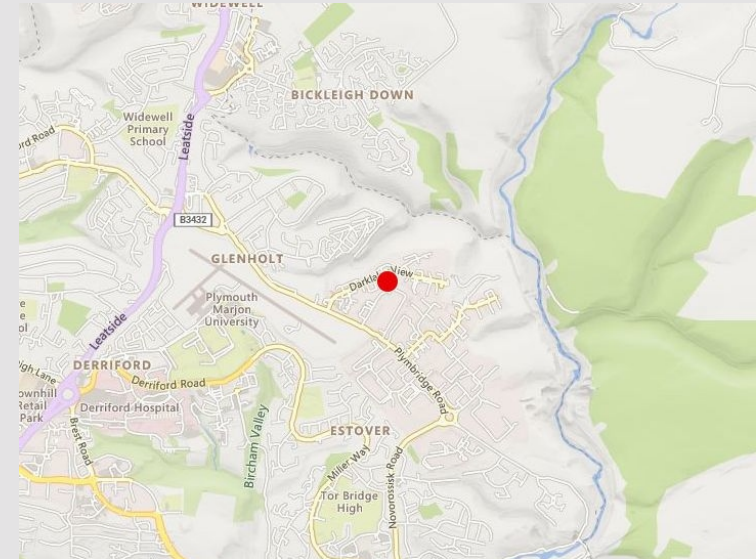
Each party to be responsible for their own legal costs incurred in any transaction.

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 of existing lease expiring 13/02/2030. Alternatively, available by a new lease directly arranged with Landlord.



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Regulated by RICS 11-Jun-2026

VIEWING & FURTHER INFORMATION

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