



**stratton
creber
commercial**

property consultants

INDUSTRIAL UNITS TO LET

From 4792 sqm (5158 sq ft) to 4141.35 sqm (44577 sq ft)
BURRINGTON BUSINESS PARK, PLYMOUTH, PL5 3LX

Location

Plymouth is situated at the western end of the A38 (Devon Expressway) which provides dual carriageway communication with Exeter approximately 45 miles to the north east, where it joins the M5 motorway at junction 31. The A38 continues westwards over the Tamar Bridge and into Cornwall. The A386 route running northwards from the Devon Expressway provides a link to Plymouth's northern suburbs, Tavistock and Okehampton. Mainline rail connections are available with direct services to Bristol, London, the Midlands and north. Plymouth also benefits from passenger and car ferries to northern France and to northern Spain. Burrington Business Park is well located in the North of the city in the popular suburb known as Honicknowle which is closely located to the A38 which runs through the center of the city.

Description

The former Hovis Bakery has now been upgraded and converted into a multi let industrial/warehousing facility. The majority of units benefit from:

- High bay portal frame.
- New steel profile roof.
- Concrete / Modern profile cladding elevations.
- Approximately 5% translucent roof panels.
- The units also benefit from full height roller shutter doors.

Articulated lorry circulations is around the whole site and dedicated yard space/lorry parking / servicing space is available.

Accommodation

(all areas and dimensions are approximate and are measured on a gross internal basis unless otherwise stated)

Unit 1	715.7 sqm	7704 sq ft
Unit 2	580.8 sq m	6252 sq ft
Unit 5 & 6	987.6 sq m	10,630 sq ft
Unit 10	1378.1 sq m	14,833 sq ft
Unit 13	479.2 sq m	5158 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £7.50 psf.

Estate Charge

There is to be an estate charge levied by the landlord to cover the costs in maintaining and serving the estate. Further details are available from the marketing agents.

Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of :
Unit 1 £36,500, Unit 2 - £28,250, Unit 5 & 6 - £ 54,000, Unit 10 - £71,000
Unit 13 - £25,250

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk

Energy Performance Rating

The EPC rating for the properties are:

Unit 1 – G(68)
Unit 2 – D (79)
Unit 5 – D(89)
Unit 10 - D(94)
Unit 13 - D (78)



Plymouth Office
Farrer House,
75 North Hill
Plymouth PL4 8HB
Tel: 01752 670700

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Viewing

For further information or to arrange a viewing please contact the agent:

Stratton Creber Commercial

Contact: Chris Ryland

Tel: (01752) 670700

Email: chrisryland@sccplymouth.co.uk

Ref: 14218 (June 2024)

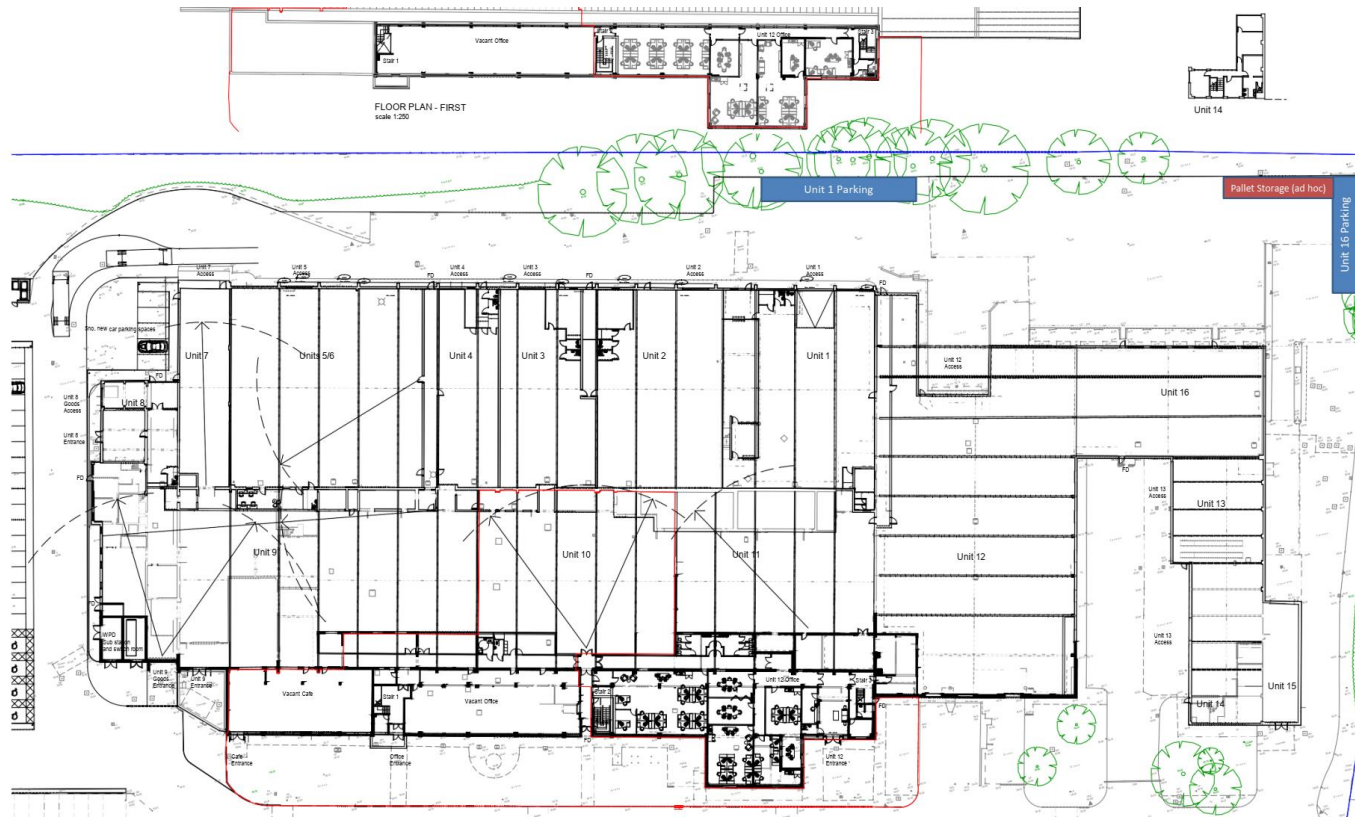


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