



**FORRESTERS**

**BUSINESS PARK**

**ESTOVER • PLYMOUTH**



## PRESTIGIOUS OFFICE DEVELOPMENT **TO LET**

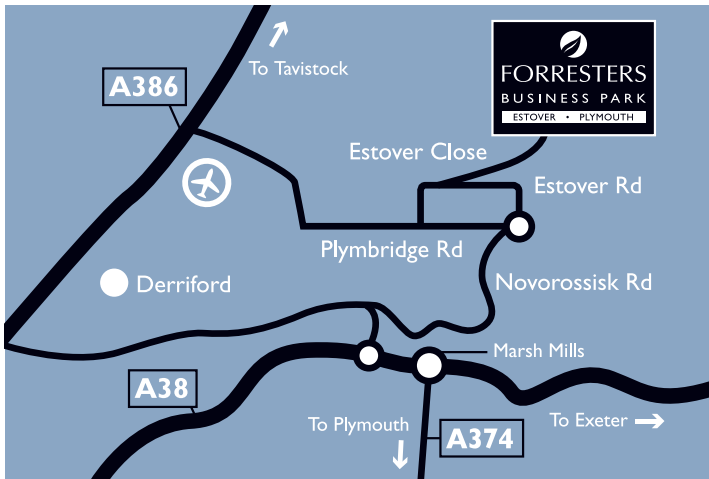
**Bridge House  
Woodland House  
Riverford House  
Forresters House**

Suites from 700 to 8400 sq ft  
High quality specification  
On-site car parking  
Excellent travel links – 1.5 miles from the A38  
Tranquil woodland setting

# LOCATION

Forrester's Business Park is located in the Estover region of Plymouth with very good access to the main A38 and Marsh Mills Roundabout. Plymouth Airport is approximately 1 mile away with Plymouth City Centre 10 minutes drive.

The office complex borders Plymbridge Woods and the Dartmoor National Park and is within a five minute bus ride from the Local Authority 'Park and Ride' bus station at the George Junction, which offers free parking with shuttle buses departing every 15 minutes.



# THE DEVELOPMENT

Forrester's Business Park provides 10 acres of new build commercial development located within a scenic tranquil woodland environment with uninterrupted views of Dartmoor and its wildlife.

The accommodation comprises of four new two storey office buildings (8400 sq ft each) which can be subdivided to offer suites from 700 sq ft on a managed or serviced basis.

All units have generous car parking, air conditioning (heating & cooling), IT supporting infrastructure on site, passenger lifts, full DDA compliance, and a very high standard of internal finish.

Short and long term lease contracts available with easy in, easy out terms and immediate occupation within 48 hours. Freehold purchase options also available.

# DESCRIPTION

All units provide high quality office buildings set in a landscaped environment utilising a unique glazed bridge link that leads into the common area entrance of each.

All buildings have been designed to be suitable for a single user or shared multi-let occupancy, with each suite having its own kitchenette facilities and WCs, providing excellent independent self-contained accommodation.

Along with the above facilities, each building includes the following specification:

- Open plan accommodation
- Air conditioning
- Lift access
- Carpeting
- Under floor power boxes
- Perimeter trunking
- Category II lighting
- Suspended ceilings
- Compliant to DDA standards
- IT infrastructure

# ACCOMMODATION

Each floor can be sub-divided which allows the buildings to be occupied by way of individual office suites, per floor, or as a whole.

# TENURE

The accommodation is available on a leasehold basis on new full repairing and insuring terms to be agreed.

# TERMS

A new lease to be granted on terms to be agreed.

# SERVICE CHARGE

A service charge will be applicable for the maintenance of building common areas in the event that the buildings are multi-let.

# LEGAL COSTS

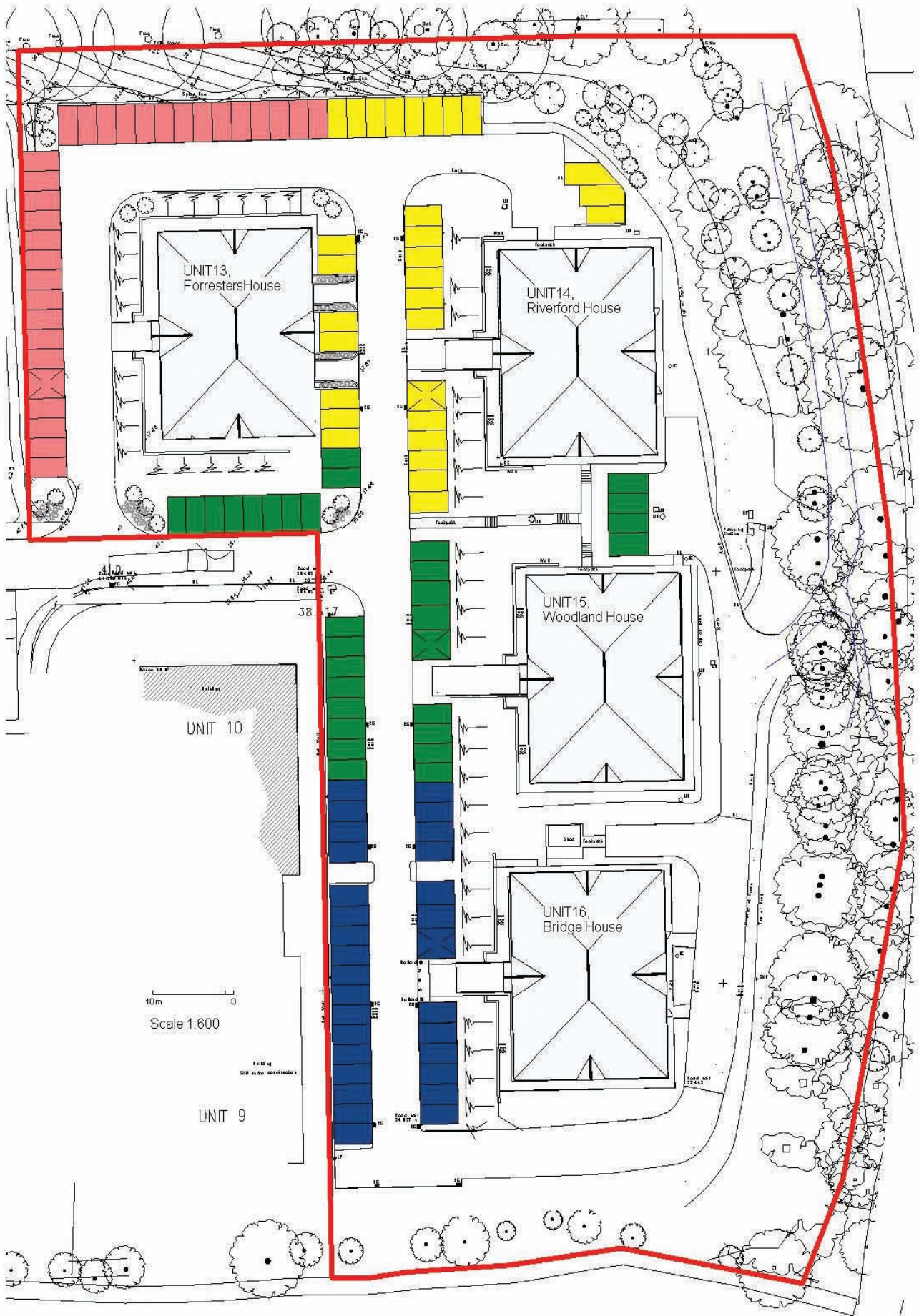
Each party to be responsible for their own legal costs.

# VAT

All figures quoted will be subject to VAT.



# FORRESTERS BUSINESS PARK SITE PLAN



## FORRESTERS OFFICE COMPLEX

### TENANT PORTFOLIO

#### BRIDGE HOUSE

Office	Tenant	Area	Nature of Business
		Sqft	
SUITE B1	Atkins Rail PLC	4130	Global Railway Engineering Company.
SUITE B2	Footwork Solutions Ltd	734	Website Designers.
SUITE B3	AVAILABLE	966	
SUITE B4	AVAILABLE	1374	
SUITE B5	AVAILABLE	195	

#### WOODLAND HOUSE

Office	Tenant	Area	Nature of Business
		Sqft	
SUITE W1	Safestyle UK Ltd	2295	UPVC Window Sales operation.
SUITE W2	British International Helicopters	1836	Helicopter Engineering & Services.
SUITE W3	AVAILABLE	1000	
SUITE W4	AVAILABLE	760	
SUITE W5	AVAILABLE	2000	Option to sub divide Suite

#### RIVERFORD HOUSE

Office	Tenant	Area	Nature of Business
		Sqft	
SUITE R1	Securewest International Ltd	2300	Global Maritime Security Provider.
SUITE R2	National Health Service	1836	Healthcare Provider
SUITE R3A	Volume Global	742	Global Media Company
SUITE R3B	Securewest International Ltd	732	Global Maritime Security Provider.
SUITE R3C	Forresters Management Co	64	Site Management Co
SUITE R4	AVAILABLE	632	
SUITE R5	JAS (Forwarding) UK Ltd	500	Worldwide Shipping Agent.
SUITE R6	AVAILABLE	421	
SUITE R8	AVAILABLE	195	

#### FORRESTERS HOUSE

Office	Tenant	Area	Nature of Business
		Sqft	
SUITE F1	AVAILABLE	4540	
SUITE F2	Foster Care Associates Ltd	3495	National Foster Care Agency.
SUITE F3	Durnford Society Trust Ltd	1100	Domiciliary Care Provider.