

FOR SALE

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PROPERTY CONSULTANTS

17b Forresters

24 Estover Close, Plymouth PL6 7PL

1,932 ft² / 180 m²

Hybrid Business Unit with 4 car spaces

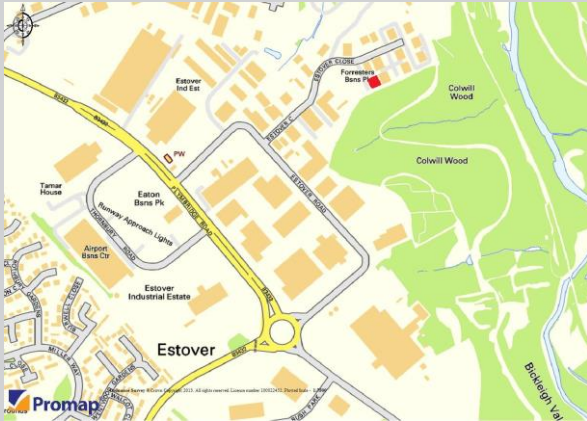


Tel: 01752 222135
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Location

Forresters lies at the northern end of the Estover Industrial Estate, off Estover Road, which is accessed from the 40mph two-lane Plymbridge Road thus providing good access to the A38/M5 and to the city centre. The units will be found near the top of Forresters, on the right.



Location map

Description

The property comprises one of a terrace of four units built in 2016, of steel frame construction with brick and block elevations and micro-rib profile cladding, under a mono-pitch insulated profile steel roof. A half height roller shutter, shower and toilet have been installed at ground floor level. The first floor has been fitted out as high-quality offices with a kitchen and server room.



Accommodation

Ground Floor:	1,000ft ²	93m ²
First Floor:	932ft ²	87m ²
TOTAL	1,932ft²	180m²

Services

Mains water and drainage, 3-phase power

EPC: C 72

Business Rates

Rateable Value 2017: to be assessed
UBR multiplier 2021/22: 51.2p in the £
Up to 100% small business relief may be available

Terms of Availability

The property is offered FOR SALE FREEHOLD immediately with vacant possession at £215,000 + VAT subject to contract.



Use

The permitted use is B1 (new Class E which includes retail and leisure) and B8 (warehousing and distribution/trade counter). Clean air and non motor use provisions apply.



Viewing

The property is now complete. Viewing is strictly by appointment via joint agents.

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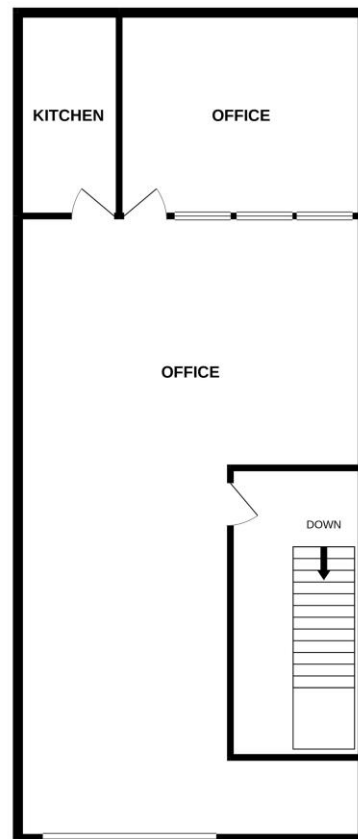
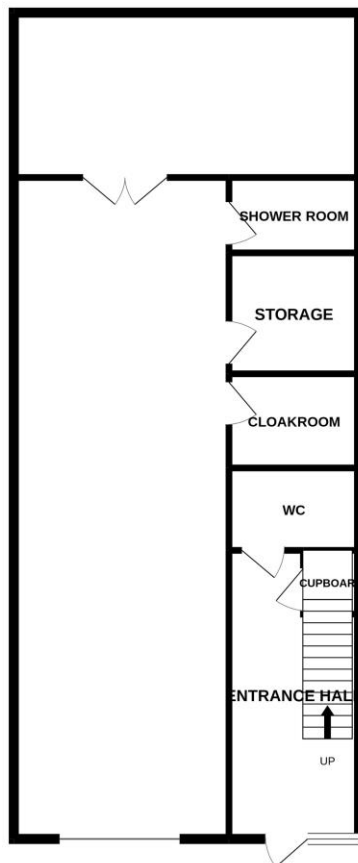
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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