

# Hi-Tech HQ Building (suitable for a variety of uses) for Owner–Occupation or Investors.

Bush Park || Estover || Plymouth || PL6 7RG







## Bush Park

### Estover | Plymouth | PL6 7RG

A substantial freehold site in Plymouth suitable for a range of hybrid industrial occupiers or head office premises.

#### Location

Estover Industrial Estate is an established industrial location with a range of smaller and larger industrial units, situated to the north-east of Plymouth City Centre.

Nearby occupiers include Boots (Alliance Healthcare), Plymouth City Central Records, West Design Products, Hymec Aerospace and Mars Wrigley.

**What 3 Words:** *Toast.froth.icon*

#### Site

This site is approximately 1.24 hectares (3.08 acres).

#### Accommodation

	sq m	sq ft
Ground Floor	2,064	22,222
First Floor	1,533	16,506
Basement	244	2,418
<b>GIA Total</b>	<b>3,822</b>	<b>41,145</b>
Bike / Bin Store	30	329
Terrace	45	480

#### Parking

122 Car Spaces including Multiple EV charging points.





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#### **Use**

Within Class B1 (Business) and B8 (Storage & Distribution) of the Use Class Orders Act 1987.

#### **Terms of Availability**

Currently occupied on FRI Lease until February 2026.

The freehold Interest is available on a guide price of £1,750,000.

Consideration will be given to leasing on FRI basis to be agreed.

#### **VAT**

VAT will be payable.

#### **Business Rates**

The current rateable value (2023) is a total of £251,500.

#### **EPC**

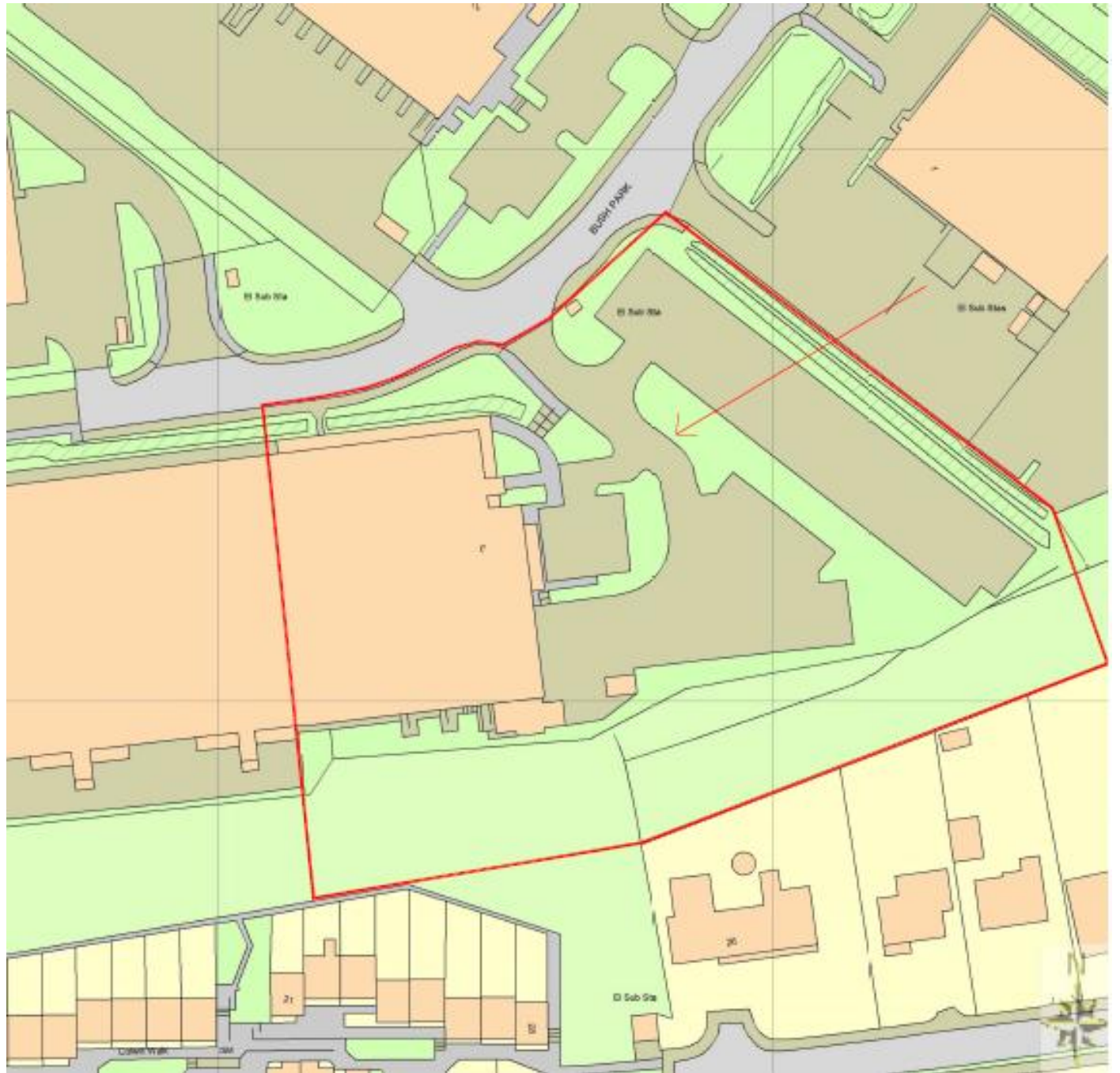
B41

#### **FLOOR PLAN KEY**

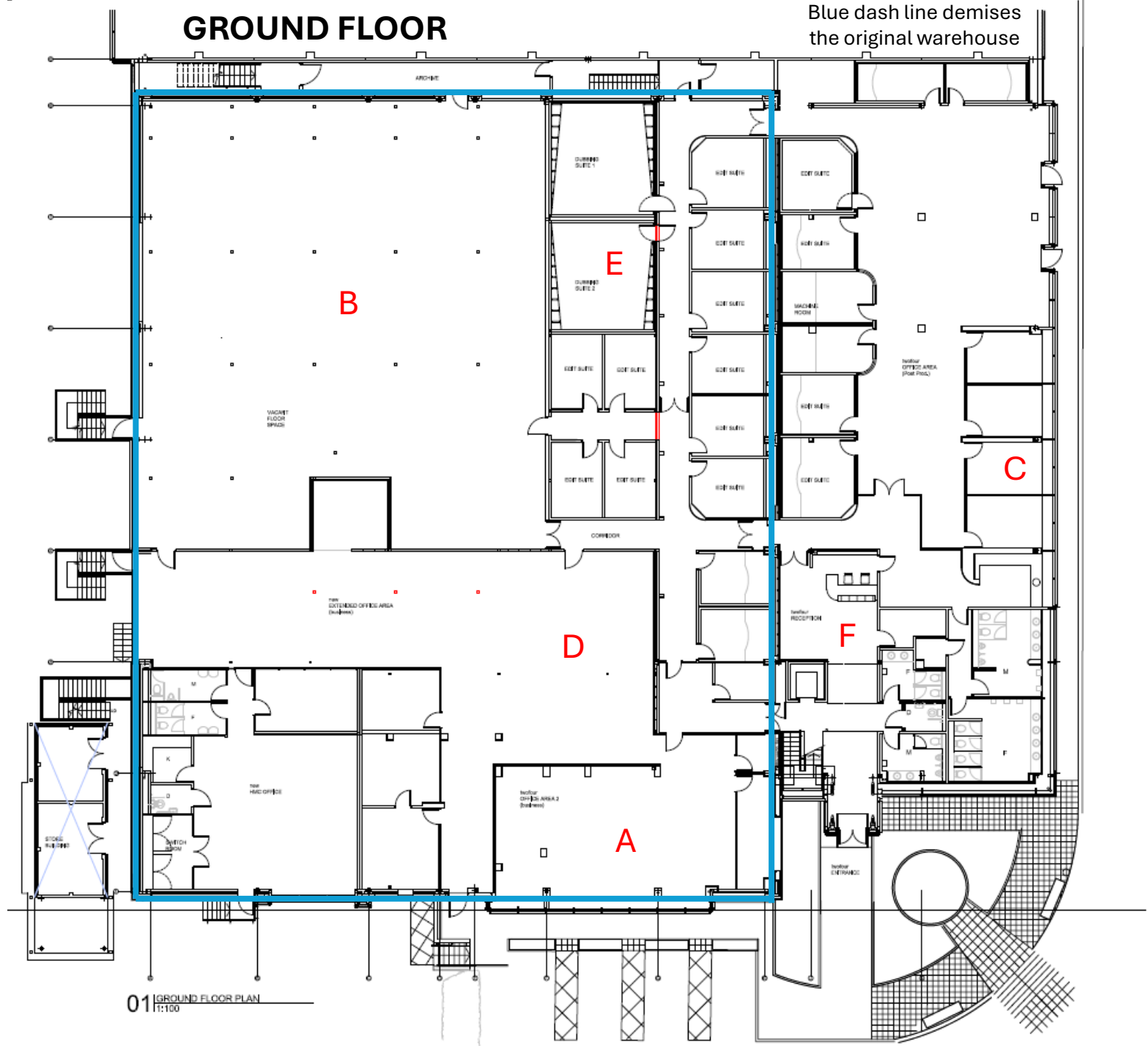
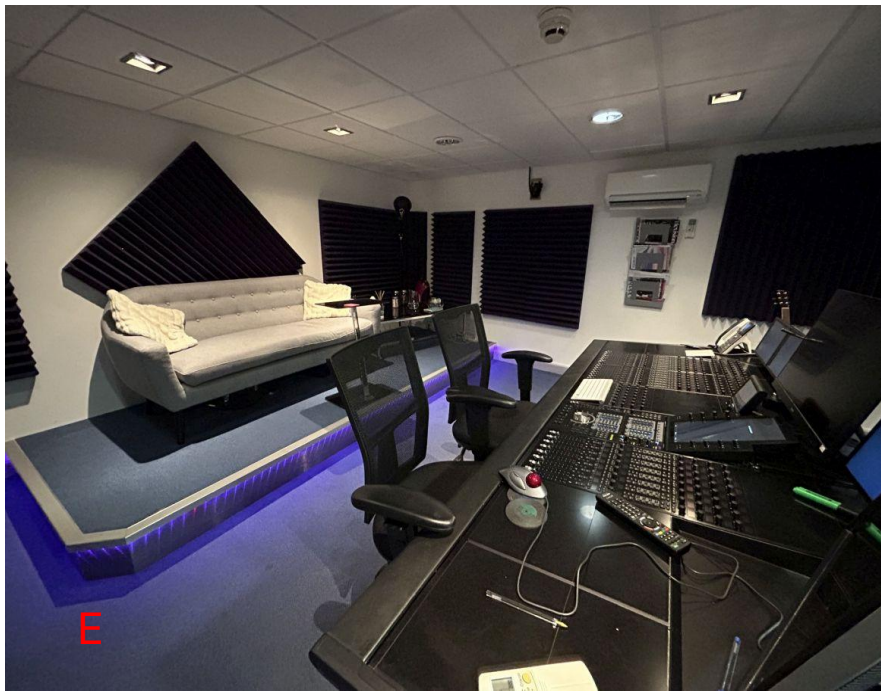
Letters on images refer to location on floor plan.

Blue line on Floor Plan indicates original warehouse ground floor. Gross External Area 2,184 m<sup>2</sup> / 23,508 ft<sup>2</sup>.

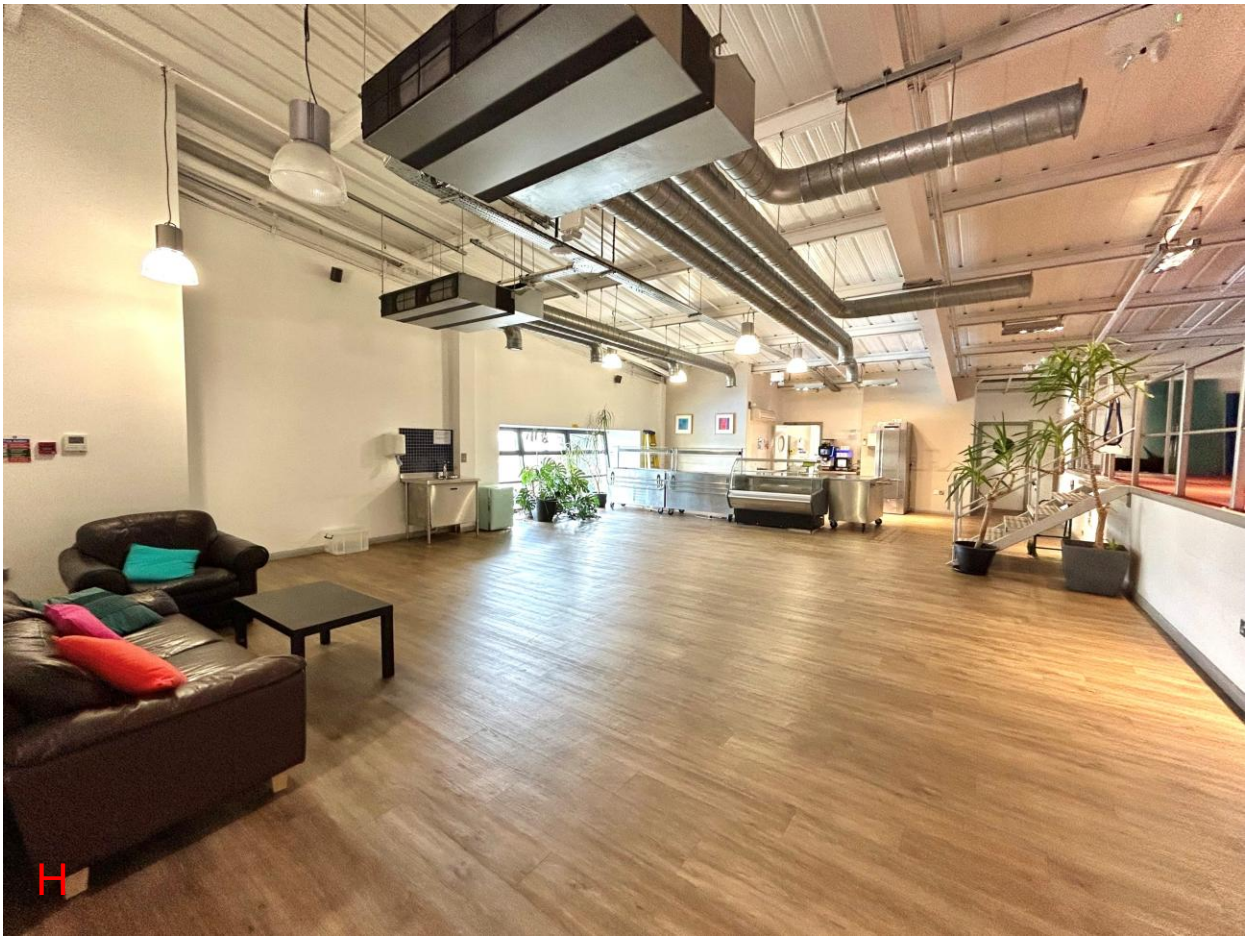
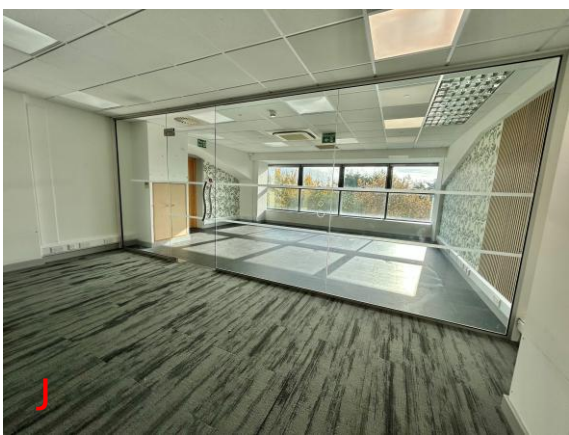




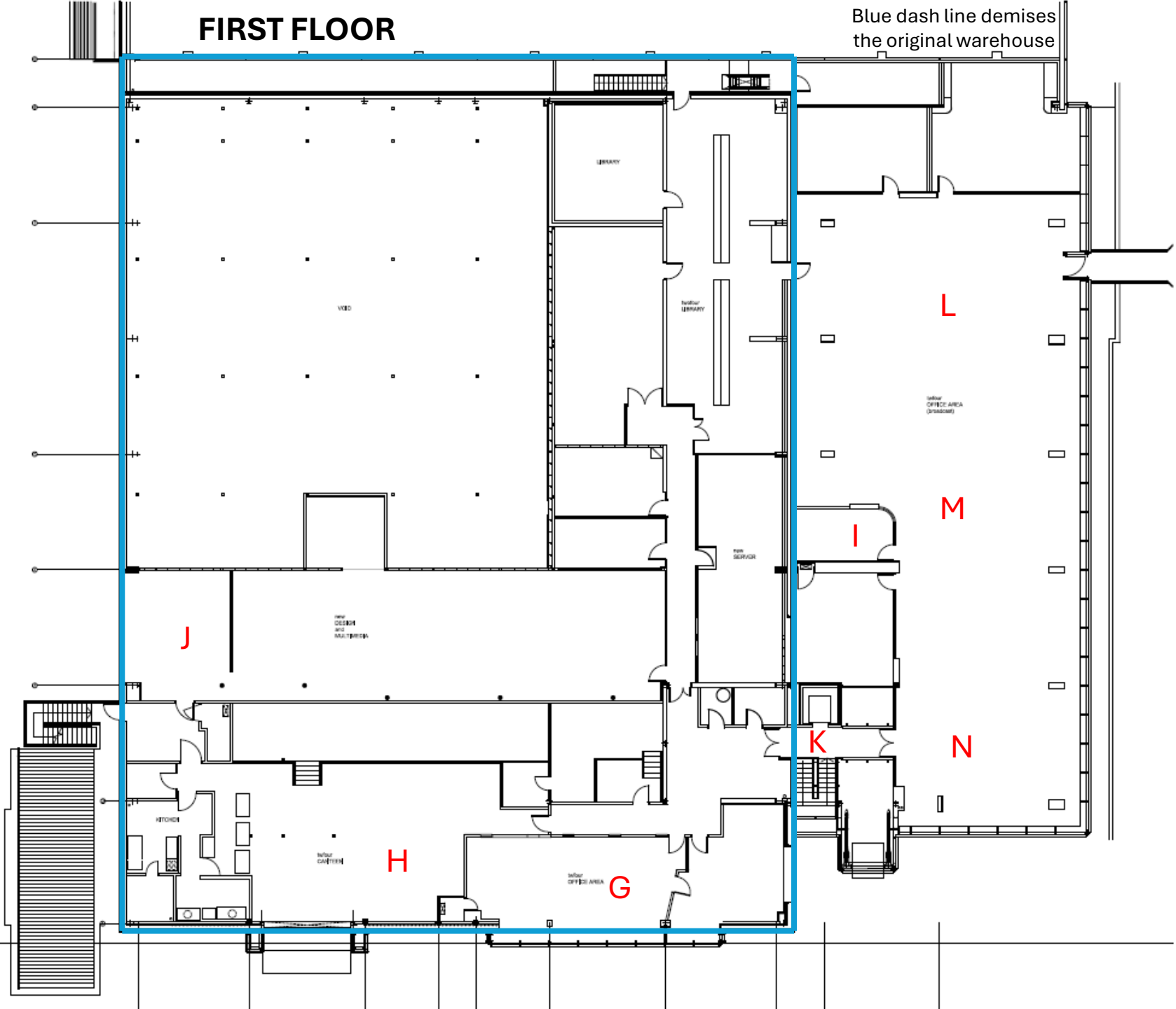
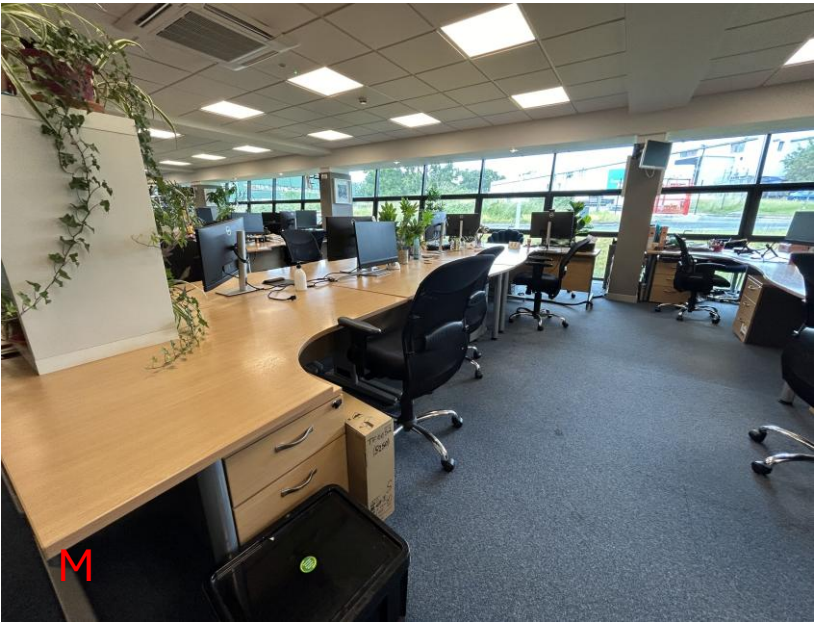














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Viewing and further information strictly by  
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