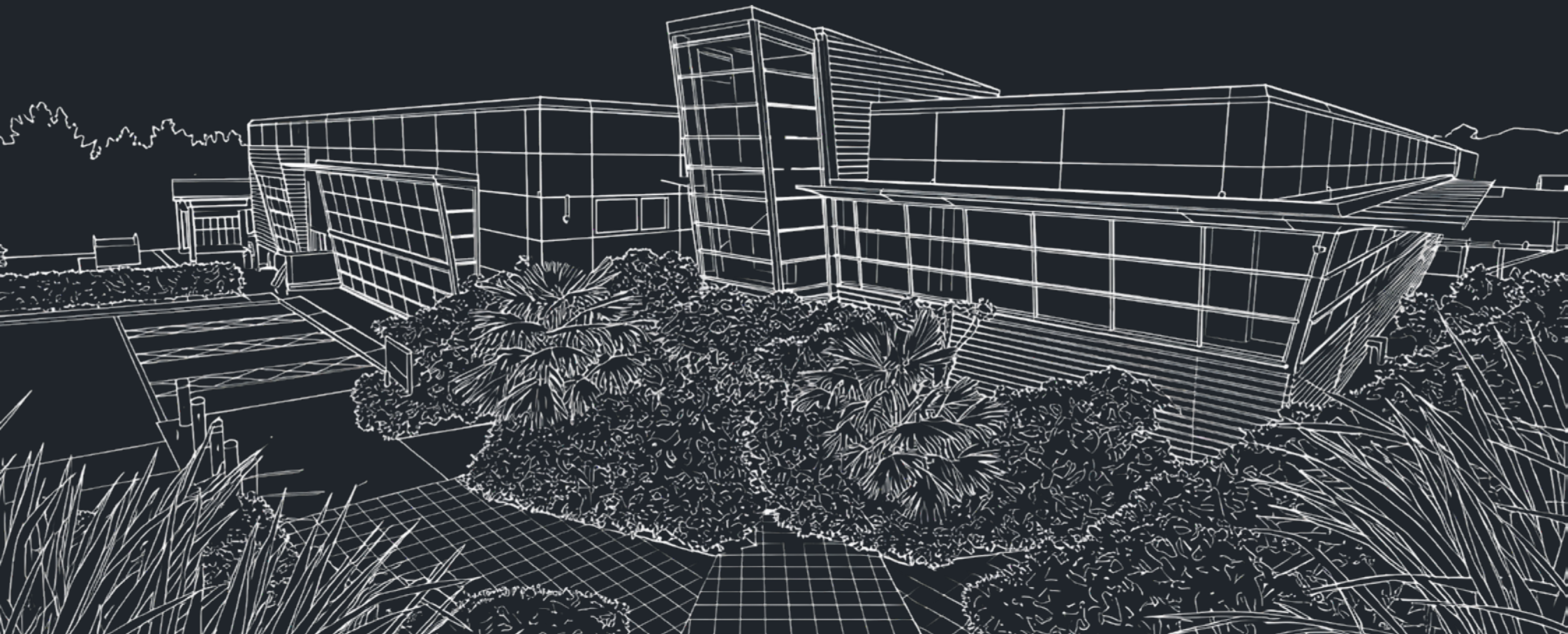


3 BUSH PARK

HIGH TECH HEADQUARTERS BUILDING

ESTOVER PLYMOUTH PL6 7RG

SUITABLE FOR A VARIETY OF USES FOR INVESTORS OR OWNER OCCUPIERS



PROPERTY SUMMARY

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

Bush Park is a prominent landmark HQ building with easy access to the A38 Parkway, strategically located close to Plymouth City Centre (2.5 miles) and Derriford (2 miles).

The property totals 41,145 sq ft (3,822 sq m) arranged over two/three floors, offering flexible floor plates with comfort cooling and mechanical ventilation, along with dual access via a glazed front entrance. It benefits from 121 on-site car parking spaces, including EV charging points, an on-site sub-station and a self-contained canteen with a first-floor terrace.

The building provides a large office content with a rear warehouse and lower ground floor storage, representing a rare freehold opportunity with potential to expand the warehouse or office space.



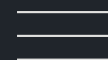
Prominent landmark HQ.

Suitable for a range of hybrid uses



Close to Plymouth City

Centre (2.5 miles) and Derriford (2 miles).



41,145 sq ft (3,822 sq m)

over two/three floors, offering flexible floor plates



Large office content Close

with a rear warehouse and lower ground floor storage



3 BUSH PARK
ESTOVER PLYMOUTH PL6 7RG



PROPERTY PHOTOGRAPHS



3 BUSH PARK
ESTOVER PLYMOUTH PL6 7RG

PROPERTY LOCATION

Plymouth is the largest city on the South Coast of England, and a major regional centre for commerce, education and the marine industries. With a resident population of approximately 260,000, rising to over 465,000 within the wider catchment, Plymouth is a key driver of economic activity across Devon and Cornwall.

The city is located approximately 45 miles south-west of Exeter, 120 miles from Bristol, and 200 miles from London. It benefits from excellent transport connectivity via the A38 Devon Expressway, linking directly to the M5 motorway and national road network.

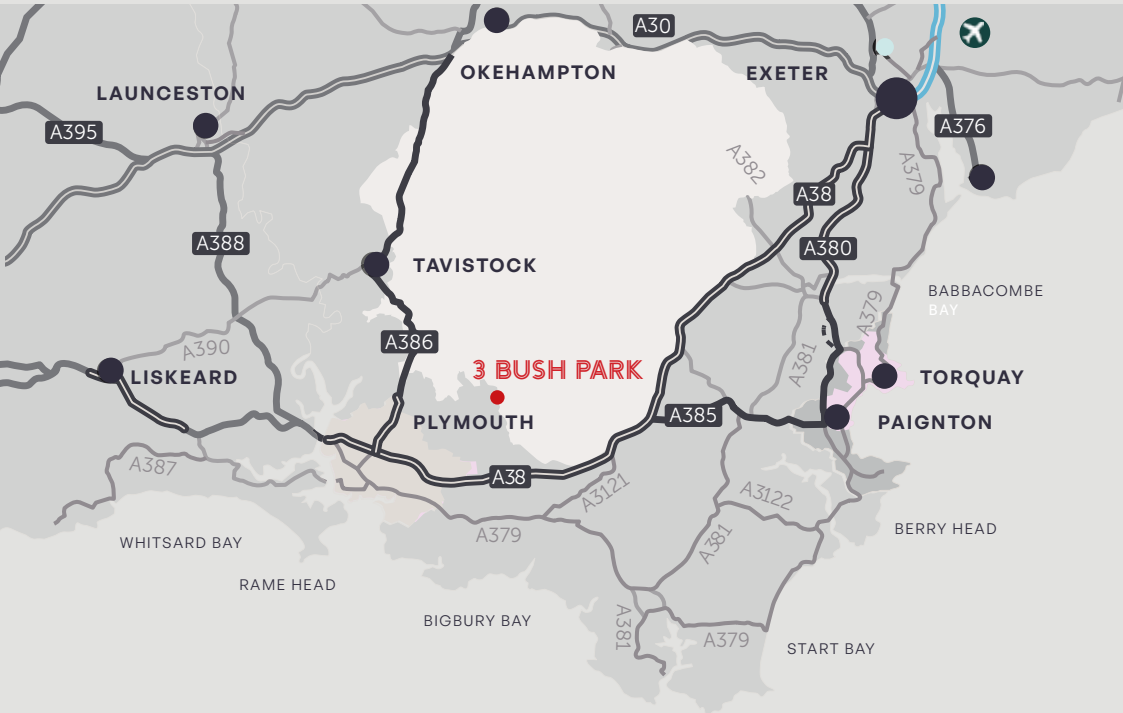
Rail services from Plymouth Station provide regular direct connections to Exeter (55 minutes), Bristol (2 hours 15 minutes) and London Paddington (3 hours). Air links are available via Exeter Airport, approximately 45 miles away, offering flights to key UK and European destinations.

The property occupies a highly prominent position with easy access to the A38 Parkway and close to Derriford and the Hospital Campus and the northern suburbs, making it one of the most visible and accessible commercial locations in the city.





3 BUSH PARK
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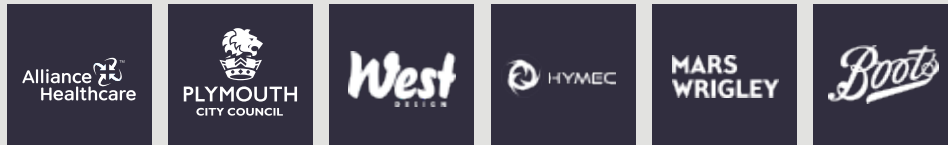


LOCATION NEIGHBOURS

Nearby occupiers include Boots (Alliance Healthcare), Plymouth City Council Central Records, West Design Products, Hymec Aerospace and Mars Wrigley. The Derriford District Centre and Retail Park at Derriford and the University of Plymouth Hospitals Trust, Future Inns Hotel, are a few minutes drive reflecting the area's strength as a mixed-use business, retail and employment hub.

Plymouth's economy is underpinned by major employers such as the Royal Navy, Babcock International, and the University of Plymouth, with a growing presence in renewable energy, digital industries, and professional services. The city also benefits from Freeport status, attracting new investment and innovation-led businesses.

The property is located between the three designated Freeport tax sites - South Yard, Langage and Sherford Employment Zone.





SITE PLAN

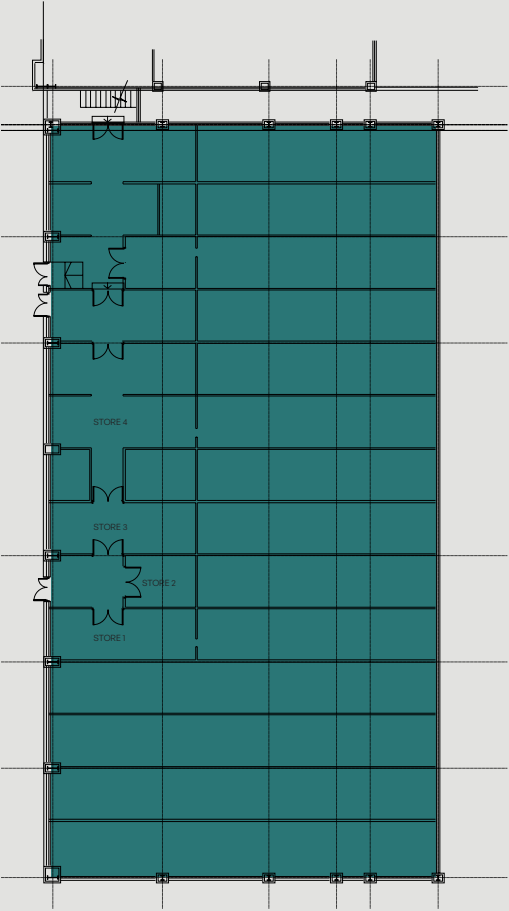
3 BUSH PARK
ESTOVER PLYMOUTH PL6 7RG



PROPERTY FLOOR PLANS

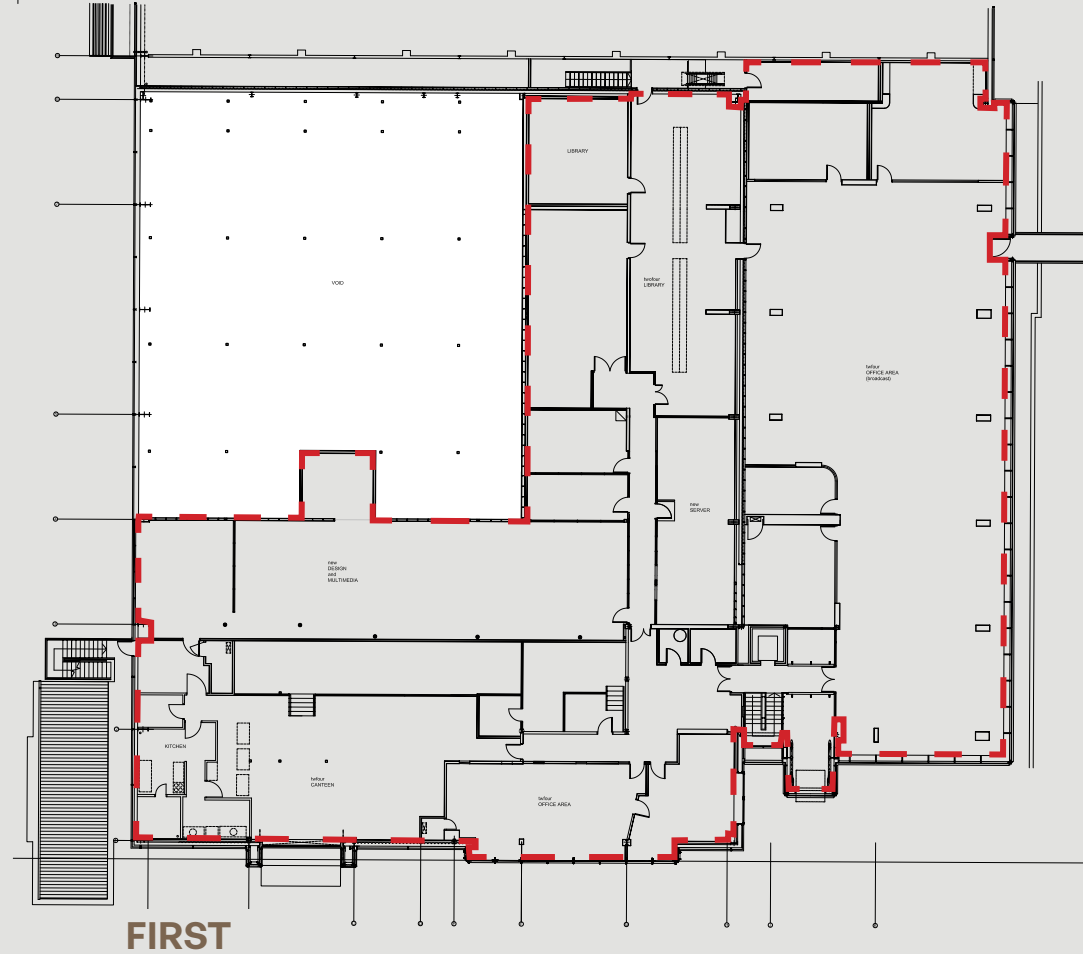
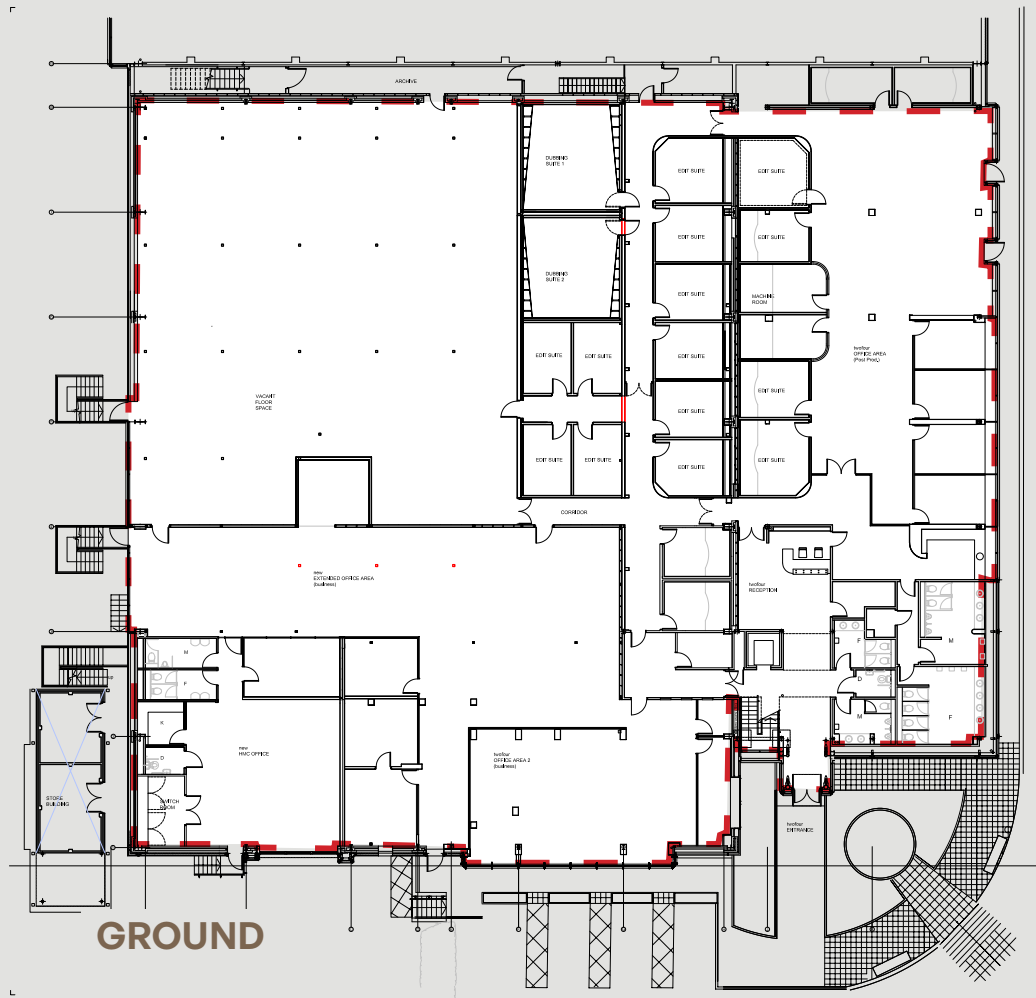
Measured on a Net Internal Area basis the accommodation comprises:

Floor	Use	Area Sq M	Area Sq ft
Basement	Storage	244	2,418
Ground floor	Offices/Reception/Storage	2,064	22,222
First floor		1,533	16,506
TOTAL GIA		3,822	41,145



BASEMENT





PROPERTY DESCRIPTION



The property is a large two -storey hybrid office building constructed around a steel - frame with a cantilevered front elevation incorporating glazed curtain walling and two feature entrances and a large ground floor reception lobby. Externally the building has profile clad elevations and roof.



Formerly part if a HI – Tech production Unit the building has been converted to expand the offices with a large number of studios at ground floor.



There is stair and lift access to the first floor offices which features perimeter glazing to the northern elevation and incorporates meeting room and an impressive board room and directors office. There is a bespoke canteen with extensive catering facilities leading onto an elevated terrace with south – facing aspect and views.



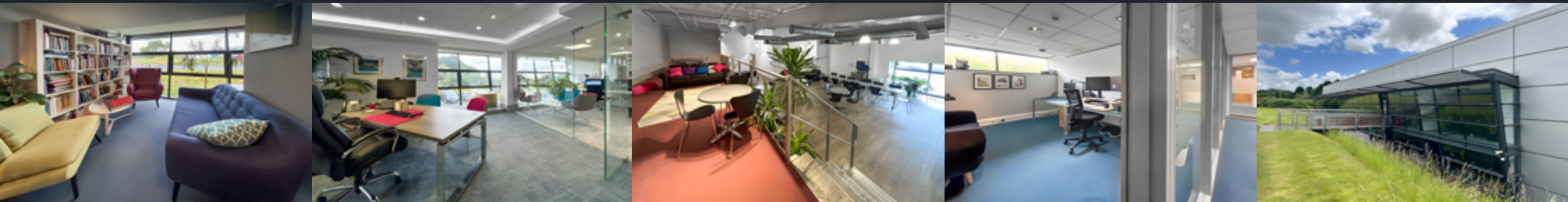
The basement level provides internal storage and plant rooms and to the rear there is a warehouse providing additional internal storage with potential for more office space or ancillary amenity areas. The upper ground level provides a customer reception area, security office, training room, BMS (Building Management Service) room, maintenance store, production area, upper loading bay/office and a large double height plant room and equipment room.



There are separate male and female toilets on the ground floor.



Available supply capacity (ASC) of 200 KVA





INTERNAL SPECIFICATION

- Impressive reception lobby befitting an HQ building
- Raised floors in some office areas
- Suspended ceilings with recessed LED lighting
- Heating and cooling and air – conditioning to studios
- Carpet tile covered floors incorporating in-floor cabling and three-compartment floor boxes for power/data/telephone services.
- Externally there is a large tarmacadamed car park for 122 cars including visitor and disabled spaces and plenty of EV chargers.
- The building has potential for a wide range of uses including offices, flex space, production, storage and distribution, medical and leisure facilities.



PROPERTY SUMMARY

ENERGY PERFORMANCE CERTIFICATE

The property has achieved an EPC rating of B41.

PLANNING

The premises currently benefit from Class B1 (Business) and B8 (Storage and Distribution) Town and Country Planning (Use Classes) Order 1987.

Alternatively it is available To Let a whole by way of a new full repairing and insuring lease. Quoting terms and specification documents are available upon request.

BUSINESS RATES

The current rateable value in the 2023 list is £251,500. This will be reviewed for the 2026 List. For further details contact the agents.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

Anti-money laundering (‘AML’) legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the vendor’s agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction

TERMS

The property is available freehold for sale with a guide price of £1,750,000 (+ VAT).

FURTHER INFORMATION CONTACT:



Andrew Pearce

07971 278386
ap@hectorpearce.com



Katie Purrington

07513 482451
kp@hectorpearce.com



Gareth Forrest

01752 222135
gareth@listers.uk.com

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JANUARY 2026



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