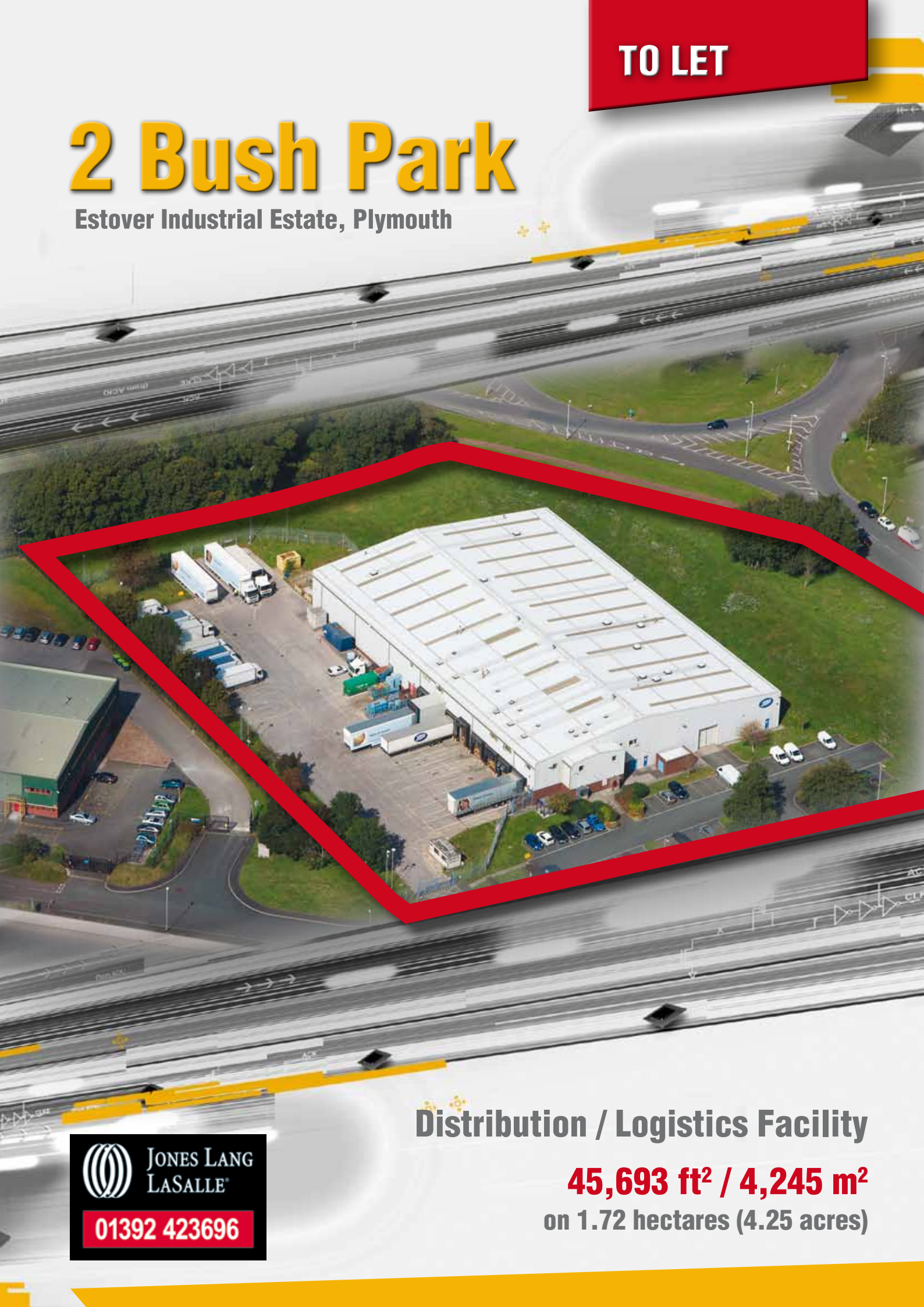


TO LET

2 Bush Park

Estover Industrial Estate, Plymouth



Distribution / Logistics Facility

45,693 ft² / 4,245 m²

on 1.72 hectares (4.25 acres)



**JONES LANG
LASALLE**

01392 423696

2 Bush Park

Estover Industrial Estate, Plymouth

Location

The property is situated on Estover Industrial Estate, approximately 4 miles north east of Plymouth city centre and 2 miles of the A38 Devon Expressway, which provides excellent road communications.

The property lies on the south side of Plymbridge Road, prominently positioned adjacent to the junction with Novorissisk Road (B3432). Highways access is of Bush Park, which is a cul-de-sac.

Estover Industrial Estate is an established and popular commercial centre, which has attracted many significant occupiers including The Wrigley Co. Ltd, Bombardier and Barden Corporation.



Description

The property comprises a modern distribution building, which sits centrally within a rectangular site of approximately 1.72 hectares (4.25 acres).

The building has a steel lattice roof structure supported on concrete columns and this provides a significant, internal span.

Internally, the accommodation has been divided up between the main warehouse, a self-contained goods in / dispatch area and offices and staff facilities at first floor level.

The building has a solid concrete floor and a minimum eaves height of approximately 6.4 m. The main warehouse and dispatch area has a mixture of sodium and fluorescent strip lighting and there are powermatic space heaters throughout the warehouse.

Along the south western elevation, there are eight dock level loading doors and on the south easterly elevation there is one floor level, loading door.



Externally, there is an extensive secure yard, which is concrete covered providing circulation and access to the loading docks. Separately, there is a staff car parking area for approximately 50 cars and this has separate access to the main loading yard entrance from Bush Park.

The remainder of the site is landscaped and the area between the building and Plymbridge Road could be used for further expansion, subject to planning consent.

Uses

The property has been used for uses falling within Class B8 (warehousing and distribution) and may need the approval of the Local Planning Authority for any alternatives.

Accommodation

We have measured the property on a gross internal area basis and estimate that the building is 4,245 m² (45,693 ft²) in size. This total figure incorporates first floor offices / staff facilities of 403 m² (4,335 ft²).

Tenure & Terms

The property is held freehold and is available by way of a new lease on terms to be negotiated.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value of £165,000

TO LET

 JONES LANG
LASALLE

01392 423696



Viewing & Further Information

Strictly by prior arrangement with the sole marketing agents:

Tim Western

Email: tim.western@eu.jll.com

MISREPRESENTATION ACT

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