

FOR SALE



Eurotech House

BURRINGTON WAY, PLYMOUTH, DEVON, PL5

Multi-Let Office Investment

£550,000 for the Freehold

4,942ft² / 459m²

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Summary

Detached Office building

4,942ft² / 459m²

Parking for 31 vehicles

Location

Plymouth is the largest city on the south coast of England with a population of approximately 250,000. Communications include a mainline railway station with services to London Paddington in just over 3 hours, a continental ferry port and a busy port. The A38 links Cornwall to Plymouth, and the M5 at Exeter, 35 miles to the east.

Burrington Way lies in the approximate centre of the city, off Honicknowle Lane, immediately to the south of the A38 dual carriageway. There are several ways to reach either the Manadon junction with the A386 or Crownhill Road. Eurotech House lies at the western end, on the north side of Burrington Way. The estate comprises a mixture of uses including offices, manufacturers, storage, distribution and quasi-retail occupiers.



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Floor Plans



GROUND FLOOR



FIRST FLOOR

FOR SALE

Eurotech House

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Description

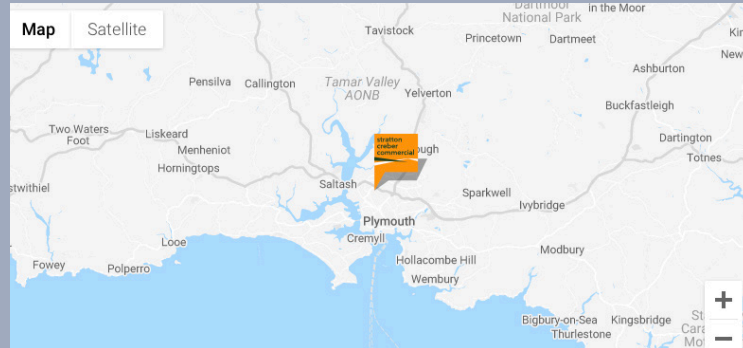
The property comprises a detached building with fully glazed frontage, offering offices over two storeys, finished to a very good standard beneath a recently replaced flat roof. There are two staircases located at each end of the building, which sit externally to the main office building.

Internally, there is a shared reception area through which you gain access to cellular offices off a central corridor, with communal WC and kitchen facilities. The offices mostly, have carpeted flooring, suspended ceilings, inset air conditioning and lighting and perimeter trunking.

To the front, is level tarmac parking offering 19 independent and 6 double length parking spaces, a total of 31.

Accommodation

| | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 189 | 2,029 |
| First Floor | 270 | 2,908 |
| Total | 459 | 4,942 |



Terms of Availability

(subject to contract)

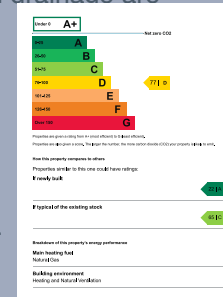
The freehold is FOR SALE, at a price of £550,000 + VAT, with vacant possession or with the benefit of income from lettings on the individual rooms as a TOGC.

Services

Mains water, electricity and drainage are available to the property.

There is to be an estate charge levied against the unit to contribute towards the maintenance and upkeep of the wider estate.

EPC: D77.



Business Rates

Rateable Value 2017: multiple assessments, due to the building being divided into rooms that are all individually rented.

UBR multiplier 2022/23: 51.2p in the £

Planning

Subject to necessary planning, there is scope to build a third storey on the flat roof, which would offer far ranging views across the city and to also expand the parking area, with the removal of a few landscaped areas around the periphery of the site.

The local Planning Authority is: Plymouth City Council 01752 668000.

Email: Planningconsents@plymouth.gov.uk

For further details on user provisions, terms and availability contact the agents.



Andrew Pearce
andrew@pearceproperty.com
www.pearceproperty.com



Chris Ryland
chrisryland@sccplymouth.co.uk
Tel: 01752 670700



Ifan Rhys-Jones
irj@listers.uk.com
Tel: 07970 029162

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