



**stratton  
creber  
commercial**  
property consultants

# To Let

## Airport Business Centre, Estover, Plymouth, PL6 7PP

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DDA compliant serviced office space

Suite size from: 12.8 sq m (137.5 sq ft) to  
171.9 sq m (1850.6 sq ft)

Large car park

Available on flexible terms

Rent from: £285 pcm

Viewing by prior appointment with  
Chris Ryland or Gavin Sagar

**(01752) 670700**

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## Location & Description

The premises occupy a prime business location on Thornbury Road, off Plymbridge Road, Estover, which is the main route between the A386 Tavistock Road and Estover. The A386 Tavistock Road provides direct access to the A38 Devon Expressway approximately 2 miles to the south.

The offices benefit from all the necessary modern conveniences of Cat 2 lighting, Cat 5 cabling and are being offered on an inclusive basis, which includes all utilities. The units benefit from disabled access on all floors, a large car park and an onsite café. The site also offers a variety of extra services such as file storage, conference facilities and warehouse facilities.

## Accommodation

Office	Area m <sup>2</sup>	Area Ft <sup>2</sup>	Capacity	Rent (pcm)	Ratable Value
109	17.6	189.4	2-3	£315	£2,600
63a	14.6	157.6	2-3	£325	£2,900
76	28.1	303.0	4-5	£570	£4,650
85	33.8	363.3	4-6	£600	£5,800
65-71a	171.9	1,850.6	15-20	£2510	£21,500

Warehouse pallet/archive space is also available.

## Lease Terms & Rent

All suites are available on either fixed or flexible lease terms. All rentals quoted include all utilities.



## Energy Performance Certificate (EPC)

The property has been rated E(103).

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref. 8314



### Plymouth Office

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