

WOODLAND HOUSE, 45 ESTOVER CLOSE

PLYMOUTH, PL6 7PL



Sanderson
Weatherall

FOR SALE - OFFICE INVESTMENT

MULTI-LET OFFICE INVESTMENT



DESCRIPTION

Woodland House forms part of the uniquely designed and contemporary Forresters Business Park, in Estover, Plymouth. Access is via Estover Close within the well established Estover Industrial Estate, approximately 4 miles to the northeast of Plymouth city centre. Forresters Industrial Estate and Forresters Business Park are some of the newer additions to the area and provide high quality business accommodation.

The strategically located park benefits from close proximity and ease of access to the A38 Devon Expressway, attractive landscaped grounds, bounded by mature trees and views across to Dartmoor National Park. It is a popular yet tranquil mixed-use area with office, industrial and residential uses within the vicinity.

The Specification includes -

- Well-presented internal finishes

- Air conditioning (heating & cooling)

- Passenger lift

- Under floor power boxes

- Perimeter trunking

- Category II lighting

- Suspended ceilings

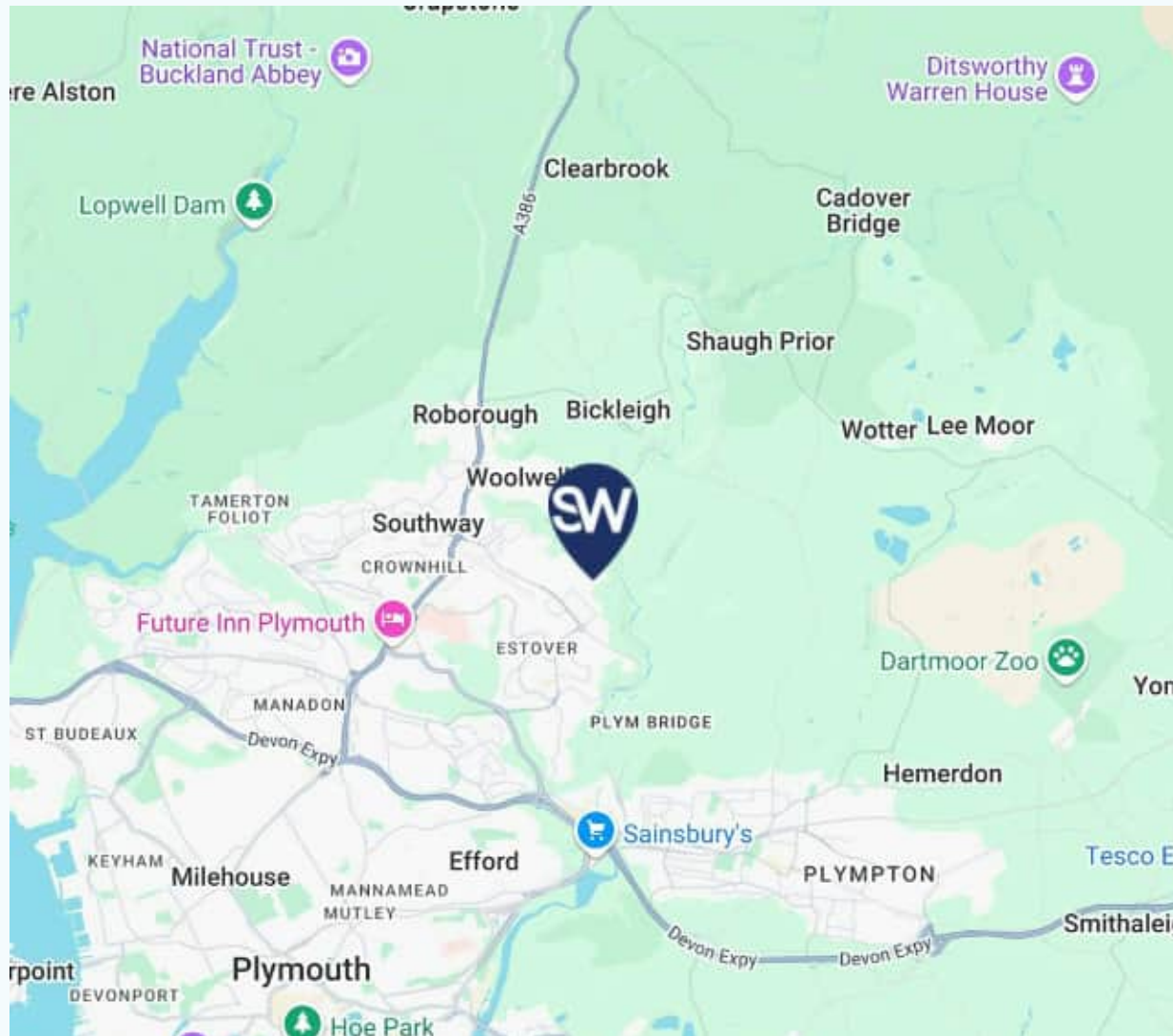
- W/C facilities

- Flexible floor plates designed to be suitable for a single user or shared multi-let occupancy (subject to sub-division works).

- Car parking — 22 spaces for first floor. 19 spaces for ground floor



LOCATION



Plymouth is the second largest city on the South Coast of England and after Bristol, the largest in the South West with a resident population of 264,700. There are a further 100,000 in its travel-to-work area. The City has an economic output of £5.03 billion, 110,300 jobs and it plans to get bigger by growing its population and expanding its economy.

Britain's Ocean City nestles in an Area of Outstanding Natural Beauty with the Dartmoor National Park to the North, whilst the natural harbour of Plymouth Sound creates the Southern Border with the Rivers Plym and Tamar on either side.

The Marine Industry Sector is extremely important in the City with 300 firms employing around 13,600 people. Plymouth University is one of the largest centres for marine excellence in Europe. Plymouth is also one of 8 freeport locations within the UK.



KEY FEATURES

MULTI-LET OFFICE INVESTMENT

TWO STOREY OFFICE BUILDING

NET INITIAL YIELD OF 10% AFTER ALLOWANCE OF COSTS AT 5.63%

CAPITAL VALUE OF £119 FT²

MULTI LET TO 5 TENANTS PRODUCING £95,124 PAX (£12.58FT²)

41 PARKING SPACES

AIR CONDITIONING, PASSENGER LIFT, FULL DDA COMPLIANCE

BUILT 2009

ESTABLISHED COMMERCIAL LOCATION

VIEWS OF SOUTH DARTMOOR

TENANTS INCLUDE BELL GROUP AND CORNWALL MOBILITY

EPC RATING - C (71)

EASY ACCESS TO A38 AND EXCELLENT TRAVEL LINKS

FORRESTERS TENANCY SCHEDULE - 1 APRIL 2026

Unit No	TENANT	Lease Start Date	Term	Lease Break	Net Area		RENT £ PA	Rate Per Sqft	Parking Spaces (Demised)	Review Pattern (Years)
					M2	Sqft				

WOODLAND HOUSE, FORRESTERS, PLYMOUTH

W1	Bell Group Ltd National Maintenance Contractors	03.11.25	5 years	Year 3	390	4199	£50,388	£12.00	20	None
W2	Bell Group Ltd National Maintenance Contractors									
W3	Partners& Insurance Consultants	01.05.24	3 Years	Years 1 & 2 (Mutual)	93	1000	£12,500	£12.50	6	None
W4	Bell Group Ltd National Maintenance Contractors	09.02.26	5 years	Year 3 02.11.28	71	760	£9,880	£13.00	4	None
W5A	FPM (Plymouth) Ltd Landlords Mangement Co	01.08.25	5 Years	None	17	181	£2,896	£16.00	3	None
W5B	Cornwall Mobility Ltd Driving Assessment Centre	01.08.24*	24	Year 1 (Mutual)	39	420	£6,460 **	£12.50	3	None
W5C	Securewest International Ltd Maritime Security Consultants	01.11.25	3 Years	None	93	1000	£13,000	£13.00	5	None
TOTALS					703	7560	£95,124**	-	41	

* Reversionary lease commences on 01.8.26 for period 2 years

** Cornwall Mobility rental increase from £5250pa to £6460 pa effective from 01.08.26

MORE DETAILS



PRICE

£900,000, reflecting a NET INITIAL YIELD of 10% assuming purchasers costs of 5.63%.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact

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