



**17 EUROTECH PARK, 32 BURRINGTON WAY, PLYMOUTH, PL5 3FR**

**TO LET £11,500pa. excl. As a first year incentive.**

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

Eurotech Park is just to the north of Plymouth city centre and is perfectly placed for access to the whole city, less than a mile from the A 386 Manadon junction with the A38 (M5) Devon Expressway.

**DESCRIPTION:**

Modern terraced business unit with 7 m eaves and the latest cladding technology with industry leading thermal efficiency, fire safety and durability. Fitted with a full height glazed electrically operated roller door, full height glazed elevations and fitted WC.

Externally, there are two allocated parking bays plus loading area, access to a shared outdoor rest and picnic area and covered bicycle parking on site.

**SCHEDULE OF ACCOMMODATION:**

Total floor area: 1,000sq.ft / 93 sq.m

**ENERGY PERFORMANCE CERTIFICATE:**

Not applicable due to being a bare warehouse consuming no heat/cooling energy.

**SERVICE CHARGE:**

A small estate charge is levied for the upkeep of external and communal parts £780 (2021).

**LEASE TERMS:**

The property is available on new flexible leasehold terms at an annual rent of £13,000pa.excl. with a year one incentive of £11,500pa. excl

**LEGAL COSTS:**

Each party to bear their own costs.

**BUSINESS RATES:**

We refer you to the government website: [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £9,200, and from April 2026 £12,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ANTI-MONEY LAUNDERING:**

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Leigh Robinson**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)



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