



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

**TO LET £13,000pa**

**Listers**  
~ PROPERTY CONSULTANTS

**LOCATION:**

Burrington Way lies in the approximate geographical centre of Plymouth, 3 miles north of the city centre and mainline station, and adjacent to the A38 (M5) with multiple access routes.

The Eurotech Park development was built in 2022 and provides generous parking, picnic area and landscaped grounds.

**DESCRIPTION:**

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

Externally, the unit has four allocated car parking spaces plus loading area.

**SCHEDULE OF ACCOMMODATION:** (gross internal)

Ground Floor: 1,006 sq.ft / 93 sq.m

**USE:**

B2 industrial & B8 warehousing/distribution. Certain B1 and Class E uses may be permitted subject to Planning and other consents. **Unsuitable for uses connected with the motor trade.**

**SERVICE CHARGE:**

A modest estate charge is levied quarterly for the upkeep of the external common parts.

**LEASE TERMS:**

The property is available on tenant's full FR&I leasehold terms, at an annual rent of £13,000pa + VAT + rates, utilities and estate charge (each party to bear their own costs).

**VAT:**

All the above rentals are quoted exclusive of VAT.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £9,100. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

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

**ANTI-MONEY LAUNDERING:**

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

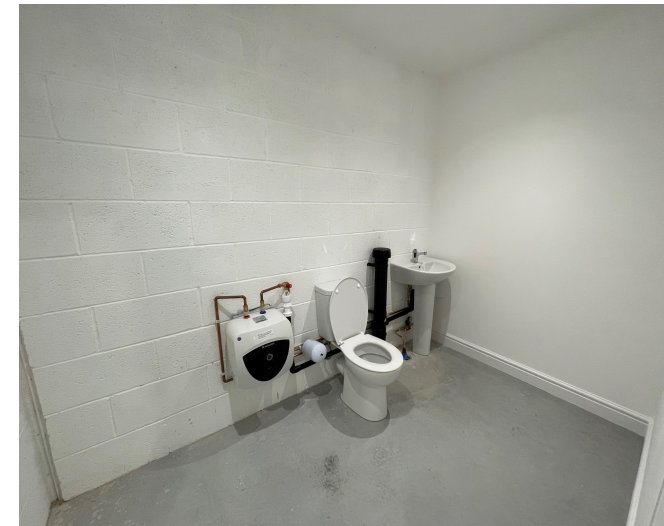
**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers.  
Please contact:-

**Leigh Robinson**

01752 222135

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





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