



**UNIT 4, 47 SISNA PARK ROAD, ESTOVER, PLYMOUTH PL6 7AE**

**285sqm / 3,065sqft**

**Flexible leasehold terms from 22,500pa + VAT**

**Listers**  
PROPERTY CONSULTANTS



**LOCATION:**

Sisna Park is approximately 2 miles north of the A38 (M5) dual carriageway, accessed mainly via 40mph dual carriageway roads. It comprises several terraces of industrial/warehouse units, built approximately 15 years ago. Other occupiers include St John's, RS Components, RedRok, Ultiprint and Waterjet.

**DESCRIPTION:**

Mid-terraced industrial unit of steel portal frame construction with block walls under a profile steel roof and cladding with LED lighting. The min. height to underside of haunch is 5.5m (6.3m eaves). Access is via a personnel door and a sectional goods loading door, measuring 4m wide x 5m.

**ACCOMMODATION:**

The accommodation includes an accessible WC, shower and trade counter area with first floor office and storage mezzanine, currently used as a staff meeting/break-out area. Up to 5 cars can be parked in front of the unit in addition to delivery apron.

GF: 193sqm FF mezz: 92sqm

**TOTAL 285m / 3,065 ft**

**USE:**

The current use is B8 warehousing/distribution. The permitted use is B1/B2/B8 which now includes Class E but **all motor use is prohibited**. Planning permission may be required for other uses.

**ESTATE SERVICE CHARGE:**

Approx. £1,000pa (2025)

**TENURE / LEASE TERMS:**

The property is held long-leasehold and is currently occupied. The current occupational lease expires in Sep 2026 but the tenant intends to vacate the property by Nov 2025. The property is therefore offered by way of a new occupational lease, on conventional tenant's full repairing and insuring terms, at an initial annual rent from £22,500pa + VAT, plus rates, estate charge and utilities costs, subject to term and covenant (each party to bear their own costs).

**VAT:**

All the above prices are quoted exclusive of VAT.

**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 £16,000, assessed before removal of part of the mezzanine. Reassessment might yield a lower Rateable Value. To find out how much will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The energy rating is E108. Reassessment may now yield a better rating.

**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:**

During normal business hours (Mon-Fri). Strictly through Listers. Please contact:-

**Leigh Robinson**

01752 222135

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





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