



TO LET – 37b SISNA PARK ROAD

Estover, Plymouth, PL6 7FH

BK | Bruton Knowles est. 1862

37b SISNA PARK ROAD

Estover, Plymouth, PL6 7FH

Bruton Knowles, Plumer House, Tailyour Road,
Plymouth, PL6 5DH

Mark Slade 01752 936101

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LOCATION

The property is located on Sisna Park Road, in the mixed use business park in Estover, North Plymouth. Estover is located north of Plymouth City Centre. Sisna Park is easy to access from Estover Road, via Plymouth Road which provides connections to Plymouth Airport and the A38 Devon Expressway.

DESCRIPTION

The premises comprise an end of terraced unit, which currently provides a large ground floor work space with 2.75m clearance to the suspended ceiling and is accessed via a 5m high roller shutter door. The unit is also accessed via a glazed front door with stairs to the first floor office accommodation. Within the warehouse there is a WC and goods inwards/outwards area adjacent to the roller shutter door.

The first floor comprises of a large open mezzanine with single office to the front elevation. this area could be converted to provide additional offices (subject to the necessary regulations being satisfied).

The unit is individually serviced and benefits from LED lighting throughout the ground floor, gas fired 'space heaters' and several power points (3 phase) to the perimeter walls.

This unit benefits from a 4 allocated car spaces and further communal parking available on the estate.

ACCOMMODATION

All areas and dimensions stated are in accordance with the Code of Measuring Practice

	Sqft	Sqm
Ground floor	2325	216
First floor	1937	180
Total (GIA Approx)	4262	396

ENERGY PERFORMANCE CERTIFICATE

RATING C(64)

VAT

All figures quoted are exclusive of VAT

TENURE

Available by way of new full repairing and insuring lease at an initial rent of £35,000 per annum.

BUSINESS RATES

To be assessed

VIEWING

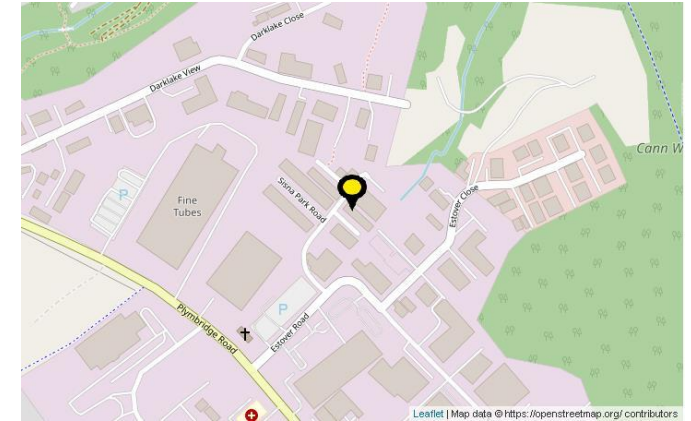
By appointment with the SOLE AGENTS

Contact: Mark Slade

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LOCATION PLAN



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