



UNIT 37b, 22 SISNA PARK ROAD, ESTOVER, PLYMOUTH PL6 7FH

TO LET £27,500pa intl.excl

Listers
PROPERTY CONSULTANTS

LOCATION:

Sisna Park is located on a lively mixed industrial/trade and warehouse business park in Estover, a suburb 3 miles to the north of Plymouth city centre, with good road links to the A38 Devon Expressway, which links Plymouth and Cornwall to the M5 at Exeter.

Nearby occupiers include Frontline Image, MSubs, Red Rok and iOutlet.

DESCRIPTION:

The property comprises a semi-detached portal frame industrial unit of steel portal frame construction with block walls and profile steel cladding/roof. A full mezzanine floor has been fitted (assumed to be 1 tonne loading) along with welfare and a small office at first floor level.

The unit provides ground floor work-space/storage with a clearance of 2.75m under the suspended ceiling, accessed via a 5m high x 4m wide roller shutter goods door. Within the warehouse is an accessible WC. Additional access is via a glazed personnel door with stairs to the first floor, which offers an open mezzanine store with a single office to the front elevation.

Externally, the unit has 4 allocated car spaces and a dedicated yard space to the side.

ACCOMMODATION: (GIA)

Area	sq ft	sqm
Ground floor	2,320	216
First floor	1,859	172
Total	4,179	388

LEASE:

The property is available immediately on new FR&I leasehold terms, at an initial rent of £27,500pa +VAT. Each party is to bear their own costs.

VAT:

All figures are quoted exclusive of VAT.

SERVICE CHARGE:

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

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is to be confirmed. There is also a rates payable estimator service on the website.

ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is C(64).

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:-

Gareth Forrest

01752 858192 | enquiries@listers.uk.com

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