



Modern Industrial/Warehouse/Trade Counter Unit
Unit 5, 49 Sisna Park Road, Estover, Plymouth PL6 7AE

Summary

- Modern light industrial unit – **CURRENTLY BEING REFURBISHED**
- 2000ft² / 186m²
- 6 allocated parking spaces

Location

Estover lies approximately 5 miles north of the City Centre and 1.5 miles from the A38 dual carriage way which links Plymouth to Cornwall and to the M5 at Exeter. Sisna Park is located on a lively mixed use business park in Estover. Nearby occupiers include: St John's Ambulance, Redrok, Waterjet and RS Components.

Description

Mid-terraced portal frame industrial unit, with eaves height of 5m accessed via a roller shutter goods door. The unit is also fitted with a pedestrian access door and an accessible WC. Externally there are six allocated parking spaces.

Accommodation	m ²	ft ²
Total Floor Area	186	2000

Terms of Availability (subject to contract)

The property is vacant and available immediately on new FR&I terms, at an annual rental price of £22,000pa.

Services & Energy Performance

Mains Water, Electricity and Drainage are available to the property. EPC:N/A due to being a bare warehouse consuming no heat/cooling technology. A modest estate/service charge is levied for the upkeep of external/shared and common parts.

Business Rates

Rateable Value (2023): £17,000 UBR multiplier 2022/23: 51.2p in the £

Planning / Use

The property is suited to B1, B2 (industrial), B8 (warehouse & distribution) uses, and potentially uses falling within Class E. Planning permission may be required.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or by email enquiries@listers.uk.com

