



UNIT 9, 73 SISNA PARK ROAD, ESTOVER, PLYMOUTH, PL6 7AE

Available to let at £25,000pa

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LOCATION:

Estover lies approximately 5 miles north of the City Centre and 1.5 miles from the A38 dual carriageway 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, Redrock, Waterjet and RS Components

DESCRIPTION:

End of terrace portal frame industrial unit, fitted with a mezzanine, maximum eaves height of 5.5m, accessed via a roller shutter goods door. The unit is also fitted with a pedestrian access door, an accessible WC and a staff tea point. Externally, there are at least 5 parking spaces plus delivery apron. EPC: C53. Unsuitable for uses connected with the motor trade.

SCHEDULE OF ACCOMMODATION:

Ground Floor: 2,181sqft (203sqm)

First Floor: 1,485sqft (138sqm)

Total: 3,666sqft (341sqm)

TENURE / LEASE TERMS:

Available on new, flexible FR&I lease terms.

USE:

The property is suited to B1, B2, B8 and potentially other uses falling within class E. Planning permission may be required for other uses. The local planning authority is Plymouth City Council. No Motor Trade is permitted.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is X (NN).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

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