22 EUROTECH PARK, BURRINGTON WAY, PLYMOUTH, PL5 3FR

TO LET £13,000pa

Listers
PROPERTY CONSULTANTS

LOCATION:
Eurotech Park is just to the north of Plymouth city centre and is perfectly placed for access to the whole city, less than a mile from the A386 Manadon junction with the A38 (M5) Devon Expressway.

The City of Plymouth has developed into the principal conurbation within Devon, with a population in excess of 250,000 and a comprehensive range of retail and leisure amenities, together with employment opportunities.

DESCRIPTION:
Modern mid-terraced business unit with 7m eaves, full-height electrically-operated roller shutter door and the latest cladding technology with industry-leading thermal-efficiency, fire safety and durability. Fitted with WC & staff welfare.

Externally the unit has two allocated car parking spaces plus loading area. There is shared bicycle parking on-site and access to outdoor rest and picnic areas.

SCHEDULE OF ACCOMMODATION:
Gross Internal Area: 1,000 sq.ft / 93 sq.m

LEASE TERMS:
The property is available on conventional tenant's FR&I leasehold terms at an initial annual rent of £13,000pa.

A small estate charge is levied for the upkeep of external and communal parts (2021: £780).

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:
Each party to bear their own costs.

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 £9,200. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
Not applicable due to the unit consuming no heat/cooling energy.

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact either:-
Gareth Forrest
Leigh Robinson

01752 222135
Email enquiries@listers.uk.com

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