UNIT 19 SISNA PARK, 77 SISNA PARK ROAD, PLYMOUTH, PL6 7AE

TO LET £18,500pa

Listers
PROPERTY CONSULTANTS

LOCATION:
Estover lies approximately 5 miles north of the City Centre and 1.5miles 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, Redrok, Waterjet and RS Components.

DESCRIPTION:
Modern light industrial unit over two floors. The ground floor offers a reception/trade counter area, welfare, accessible and multigender WCs and store. The mezzanine floor comprises offices and meeting room with LED lighting, electric panel heaters and tea point with views of the moors and further storage. There is a full-height electrically operated roller shutter goods door (3.16m x 5.28m), a pedestrian access door and four parking spaces to the front of the unit (2 are tandem spaces, opposite the unit) plus goods loading apron.

SCHEDULE OF ACCOMMODATION:

Area	sq.ft	sq.m
Ground Floor	993	92
Mezzanine	872	81
Total	**1,865**	**173**

SERVICE CHARGE:
A small estate charge will be levied.

LEASE TERMS:
The property is available by way of assignment or on new FR&I leasehold terms, subject to surrender, at an initial rent of £18,500pa + VAT.

VAT:
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 £30,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (62).

ANTI-MONEY LAUNDERING:
A successful tenant/buyer 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:-

Leigh Robinson

01752 222135
Email enquiries@listers.uk.com

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