9A FORRESTERS, 42A ESTOVER CLOSE, PLYMOUTH, PL6 7PL

TO LET £15,000pa - FIRST YEAR INCENTIVE £13,500pa

Listers
PROPERTY CONSULTANTS

LOCATION:
Forresters is located at the northeastern edge of the Plymouth city, with easy (mainly 40mph) access to the A38 dual carriageway (3 miles), which links Plymouth to Cornwall to the M5 and motorway network at Exeter, 35miles to the east.

The estate is very well planned with well-spaced units and the unit is towards the bottom of the estate on the right. Adjoining occupiers include national and local trades and light industrial occupiers.

DESCRIPTION:
Lower ground floor hybrid office and store unit, fitted out to a high standard with tea point, security shutters, central heating, double glazing, carpeting, perimeter IT trunking, suspended ceilings and Cat2 VDU-compatible lighting. The cellar store area has restricted headroom with no natural light source. Externally, there is parking for approximately 5 vehicles.
An additional store of approximately 500sqft may be available by separate negotiation.

SCHEDULE OF ACCOMMODATION:

Area	sq.ft	sq.m
Office Floor Area	1,386	129
Cellar Store (restricted headroom)	223	21
Total	**1,609**	**149**

LEASE TERMS:
The ground is available on new FR&I terms at an initial rent of £15,000pa + VAT + a modest building/estate service charge. Each party to bear their own costs.

USE: **No motor use permitted.**
May be suited to alternative uses within Class E including quasi leisure/medical.

BUSINESS RATES:
We refer you to www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £13,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
An Energy Performance Rating for this property has been commissioned.

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:
Leigh Robinson
01752 222135
Email: enquiries@listers.uk.com

AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01