6 EUROTECH PARK, 32 BURRINGTON WAY, PLYMOUTH, PL5 3FR

INVESTMENT SALE GUIDE PRICE £250,000

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.

DESCRIPTION:
Recently built, mid-terraced business unit with fully fitted mezzanine offices in Eurotech Park. Located in a prominent position within the development the hybrid unit has been designed to provide workshop and modern offices. The unit is built with modern composite insulted panels set under a curved roof with a solar array fitted.

On the ground floor is an entrance reception with stairs leading to first floor offices, and a door into the workshop. The workshop has an electric roller shutter door and LED lighting throughout. On the first floor a lobby leads to two modern office spaces with double glazed windows providing light and open aspects. The office suites are fitted with Mitsubishi air conditioning which provides heating and cooling, suspended ceilings and LED lighting, carpet throughout. A staff welfare area with modern kitchen with integrated fridge and ample storage. To the rear of the unit there are two WCs comprising white suite, hand driers, extraction and LED lights. A store also houses the hot water system and access to ceiling void with potential to store over.

Additional heating is provided by electric modern radiators.

Externally, the unit has four parking spaces plus loading area. There is shared cycle parking on-site and access to outdoor rest and picnic areas.

Permitted use is B2 & B8 - unsuitable for uses connected with motor trade.

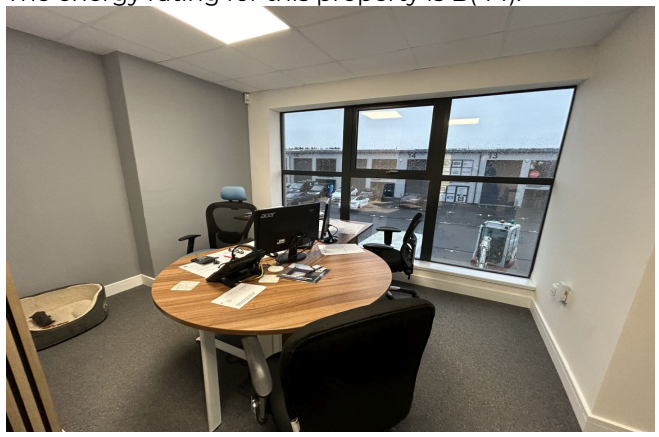
SCHEDULE OF ACCOMMODATION:
Total area: 1989sq.ft / 185sq.m

SERVICES:
Mains water, mains drainage and electricity are supplied, solar panels to roof also supply the unit. The electricity is separately sub-metered. It appears that there is a fibre-optic communications link to the estate.

TENURE TERMS:
FOR SALE at a guide price of £250,000 + VAT.
The property is held on the remains of a 999-year lease from 2021 at peppercorn ground rent. The property is tenanted on a 3 year (tenant break at 2yr) FR&I lease expiring April 2029 at £18,000pa.

LEGAL COSTS:
Each party to bear their own costs.

ENERGY PERFORMANCE CERTIFICATE:
The energy rating for this property is B(44).

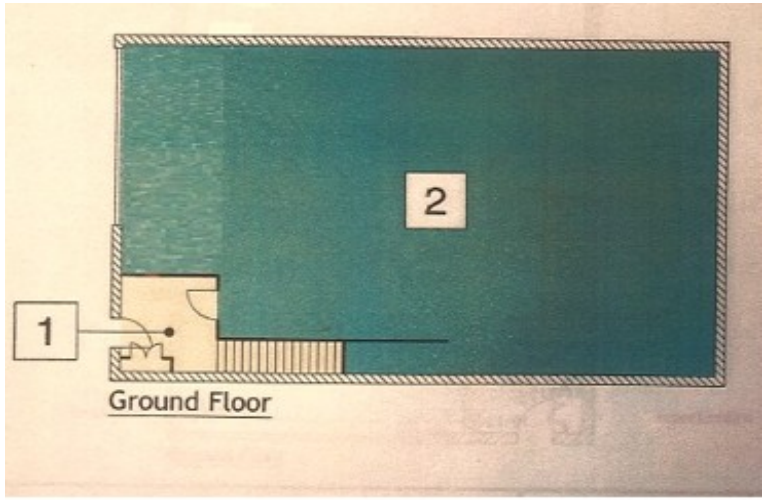


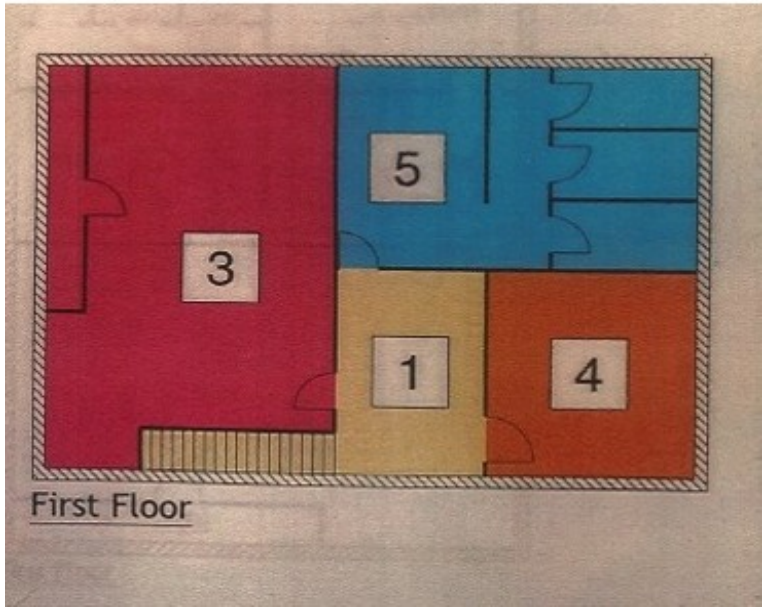
BUSINESS RATES:
We refer you to the government website www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £19,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact either:-

Leigh Robinson

01752 858196
Email enquiries@listers.uk.com





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