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

FOR SALE GUIDE PRICE £350,000

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:
End terrace hybrid industrial unit, with full mezzanine, full height electrically operated roller shutter door and the latest cladding technology with industry-leading thermal-efficiency, fire safety and durability. Internally, there is a ground floor entrance foyer with stairs to first floor, corridor leading through to internal meeting room, Pair of WC's and a shower room. The workshop is fireboarded and offers understairs storage. First floor open plan mezzanine with full kitchen giving a 'defurb' industrial style, a pair of offices with curtain glazed walls look onto the mezzaine, suspended ceilings with LED lighting.

This modern unit has also been fitted with a 10kw Solar array complete with inverter which will offer a new owner saving of approximately £***** per annum.

Externally, the unit offers 6 parking spaces with EV charging point. There is shared bicycle parking on-site and access to outdoor rest and picnic areas.

Restrictive covenant: No motor trades permitted.

SCHEDULE OF ACCOMMODATION:

Area	sq.ft	sq.m
Ground Floor	1,127	105
First Floor	1,170	109
Total	**2,297**	**214**

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:
The property is vacant and held on the remains of a 999-year lease from 2021 and is available to rent at £19,950 pa. The property is FOR SALE at a guide price of £350,000 + VAT.

BUSINESS RATES:
We refer you to the government website *www.tax.service.gov.uk/view-my-valuation/search* which shows that the 2017 Rateable Value is £22,250.

LEGAL COSTS:
Each party is to bear their own.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating is B (32).

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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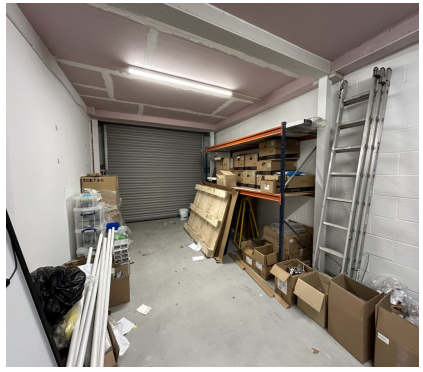
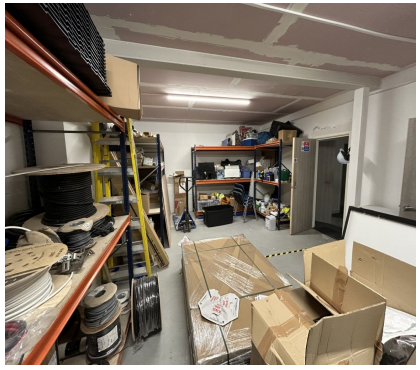
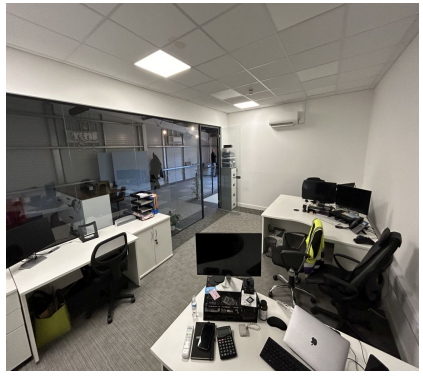
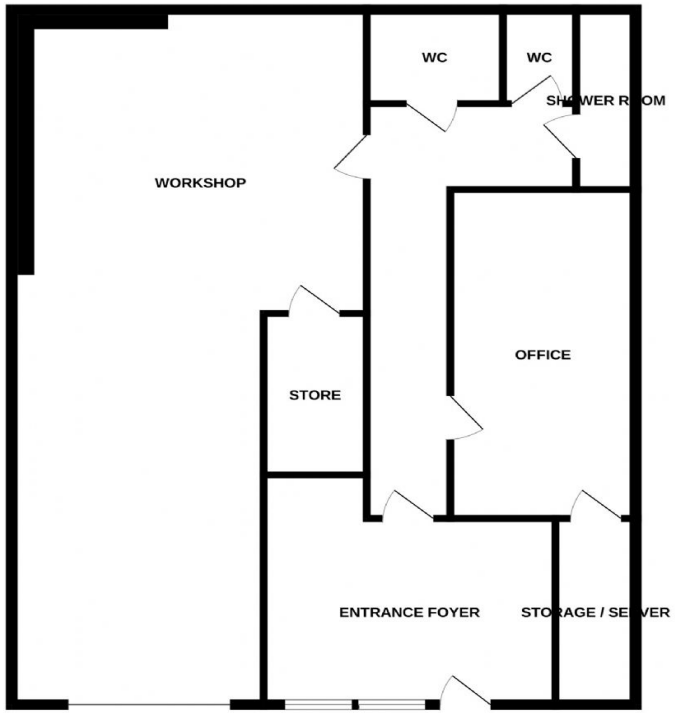




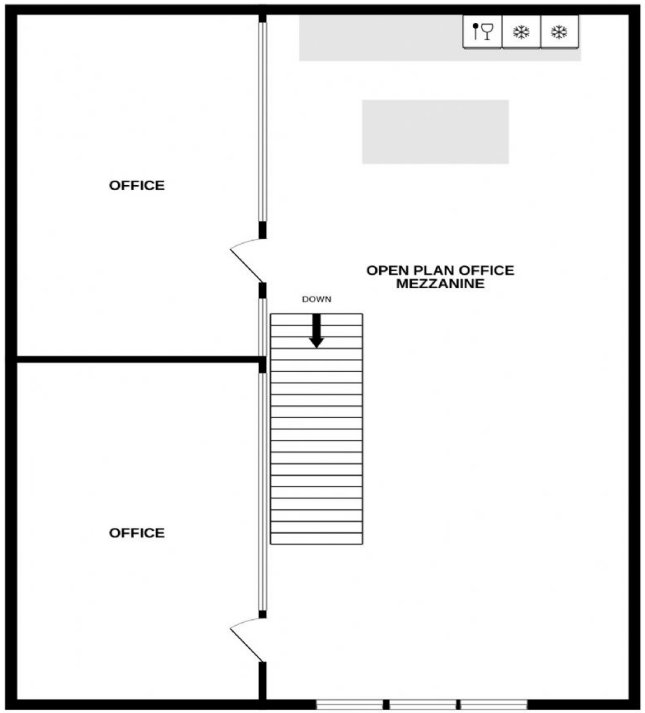


CARBON SAVING

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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