



**UNIT 17 LISTER CLOSE BUSINESS PARK, LISTER CLOSE,
NEWNHAM INDUSTRIAL ESTATE, PLYMOUTH, PL7 4BA
TO LET £15,000pa**

Listers
~ PROPERTY CONSULTANTS

LOCATION:

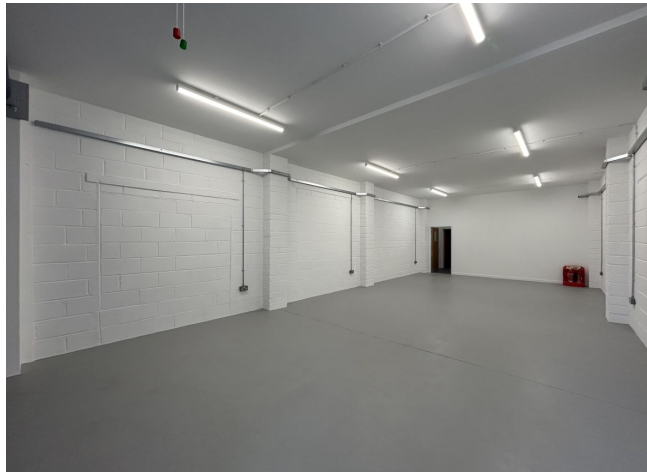
Lister Close Business Park is a popular established development of business units primarily tenanted by local businesses including Plymouth Chiropractic, Task Force, All Seasons Group and Yield Bakery. The development is located at the end of Lister Close and set around a central car park with each unit being allocated parking whilst allowing for visitor parking.

DESCRIPTION:

Unit 17 comprises ground floor workshop/warehouse, with 2.6m x 2.6m electric roller shutter door opening into workshop/warehouse. Newly decorated throughout with ample power points and LED lights. To the rear there is staff welfare comprising two WCs and tea point, located adjacent to the fire exit and stairs to the first floor. The first floor office/store offers open plan accommodation ideal for office or additional storage dependant on tenants requirements. Also fitted with LED lights set in suspended ceilings and window to front elevation with open aspect.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D(86).

**SCHEDULE OF ACCOMMODATION:**

Area	sq.ft	sq.m
Ground Floor	850	79
First Floor	840	78
Total	1,690	157

LEASE TERMS:

The property is available immediately on new FR&I tenant leasehold terms, at a rental price of £15,000pa+VAT.

SERVICE CHARGE & INSURANCE: (2025)

Service charge £1,440pa+VAT

Insurance £450pa+VAT

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: <https://www.tax.service.gov.uk/view-my-valuation/search> Which shows that the current rateable value is £11,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ANTI-MONEY LAUNDERING:**

A successful tenant 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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