



UNIT 4, 47 SISNA PARK ROAD, ESTOVER, PLYMOUTH PL6 7AE

285sqm / 3,065sqft

Flexible leasehold terms from 22,500pa + VAT

Listers
PROPERTY CONSULTANTS

LOCATION:

Sisna Park is approximately 2 miles north of the A38 (M5) dual carriageway, accessed mainly via 40mph dual carriageway roads. It comprises several terraces of industrial/warehouse units, built approximately 15 years ago. Other occupiers include St John's, RS Components, RedRok, Ultiprint and Waterjet.

DESCRIPTION:

Mid-terraced industrial unit of steel portal frame construction with block walls under a profile steel roof and cladding with LED lighting. The min. height to underside of haunch is 5.5m (6.3m eaves). Access is via a personnel door and a sectional goods loading door, measuring 4m wide x 5m.

ACCOMMODATION:

The accommodation includes an accessible WC, shower and trade counter area with first floor office and storage mezzanine, currently used as a staff meeting/break-out area. Up to 5 cars can be parked in front of the unit in addition to delivery apron.

GF: 193sqm FF mezz: 92sqm

TOTAL 285m / 3,065 ft

USE:

The current use is B8 warehousing/distribution. The permitted use is B1/B2/B8 which now includes Class E but **all motor use is prohibited**. Planning permission may be required for other uses.

**ESTATE SERVICE CHARGE:**

Approx. £1,000pa (2025)

LEASE TERMS:

The property is held long-leasehold and is currently occupied. The current occupational lease expires in September 2026, but can be available earlier by way of surrender. The property is therefore offered by way of a new occupational lease, on conventional tenant's full repairing and insuring terms, at an initial annual rent from £22,500pa + VAT, plus rates, estate charge and utilities costs, subject to term and covenant (each party to bear their own costs).

VAT:

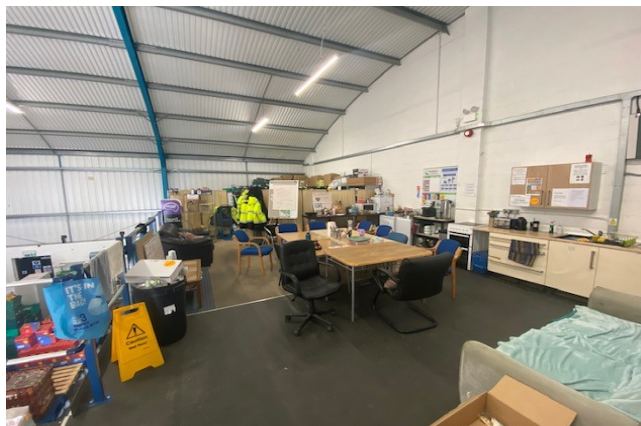
All the above prices are quoted exclusive of VAT.

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 (2023) is £16,000, *from April 2026 £26,750*, assessed before removal of part of the mezzanine. Reassessment might yield a lower Rateable Value. To find out how much will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The energy rating is E108. Reassessment may now yield a better rating.

**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:

During normal business hours (Mon-Fri). Strictly through Listers. Please contact:-

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com





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