



11 SISNA PARK, 69 SISNA PARK ROAD, ESTOVER, PLYMOUTH, PL6 7AE

TO LET £24,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Estover is located at the north-eastern 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.

Sisna Park lies off Estover Road, approximately 3 miles north of the A 38 within a modern industrial area, amongst similar units Nearby occupiers include St Johns, iOutlet ADF, Waterjet And MSubs.

DESCRIPTION:

Modern light industrial unit over two floors The ground floor offers a reception/trade counter area, welfare, WC and store. The mezzanine floor comprises three offices with excellent views of the moors and further storage.

There is a full height roller shutter door and four parking spaces to the front of the unit.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor	1,990	185
Mezzanine	1,800	167
Total	3,790	352

SERVICE CHARGE:

A small estate charge is levied.

LEASE TERMS:

The property is available on convention tenant's FR&I lease terms at an initial rent of £24,000pa, subject to contract. Each party to bear their own costs. All prices are quoted exclusive of VAT.

USE:

Due to restrictive covenants **NO MOTOR** use is permitted.

BUSINESS RATES:

We refer you to the government website www.tax.service.gov.uk/view-my-valuation which shows that the current rateable value is £27,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

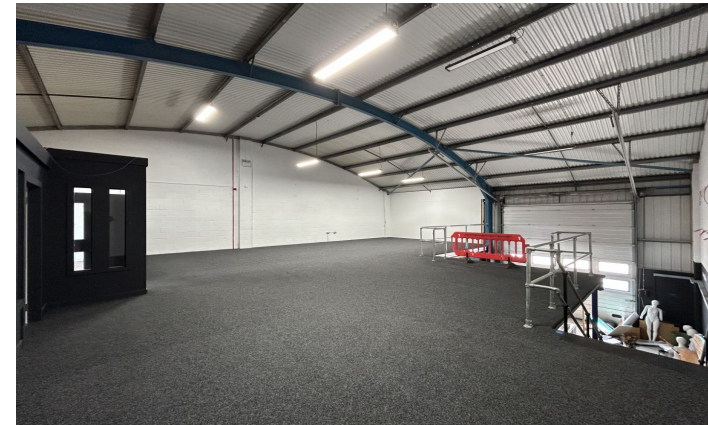
Not applicable - due to being a bare warehouse consuming no heat/cooling energy

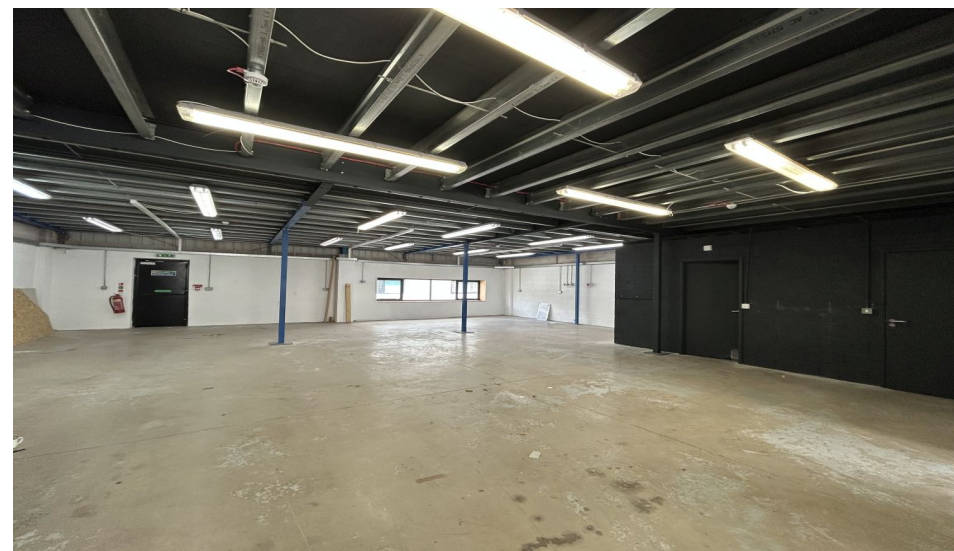
VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest

01752 858192 | Email: enquiries@listers.uk.com





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