



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

TO LET £20,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

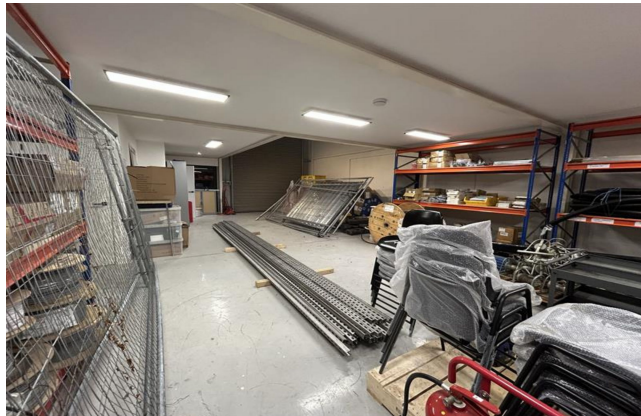
Eurotech Park is just to the north of Plymouth city centre and is perfectly placed for access to the whole city, less than a mile from the A386 Manadon junction with the A38 (M5) Devon Expressway.

DESCRIPTION:

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

The ground floor comprises an entrance reception with stairs leading to the first floor offices, and a door into the workshop. The workshop has an electric roller shutter door (approx.3.1m wide x 5.3m high) and a WC. Minimum eaves height approx.2.5m under mezzanine, rising to 6.2m. On the first floor a lobby leads to two modern office spaces and staff welfare with a further WC. The offices are fitted with electric wall mounted heaters and carpet.

Externally, the unit has six vehicle spaces (including the apron). There is shared cycle parking on-site and access to outdoor rest and picnic areas.

**BUSINESS USE:**

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

SCHEDULE OF ACCOMMODATION: (GIA)

Area	Sq Ft	Sq M
Workshop	1,041	97
First Floor	738	69
Total	1,779	166

SERVICE CHARGE:

There is a charge levied 2026 in circa of £750pa

LEASE TERMS: (subject to contract)

The property is available on new FR&I lease terms, subject to surrender, at an annual rent of £20,000pa.

All the above prices/rentals are quoted exclusive of VAT. Each party to bear their own legal costs.

BUSINESS RATES:

We refer you to the website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value (2026) is £12,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The rating for this property is C(68).

ANTI-MONEY LAUNDERING:

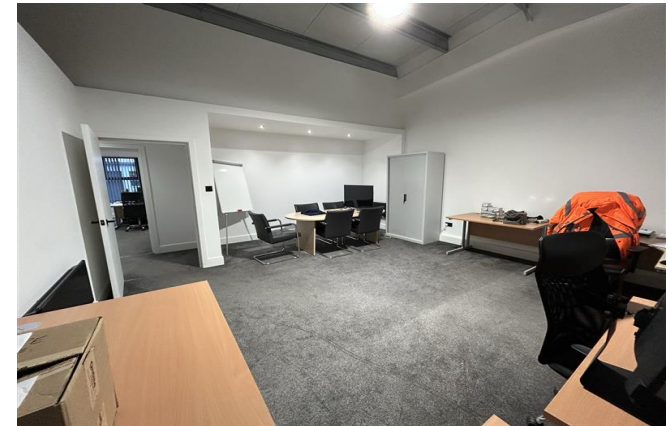
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

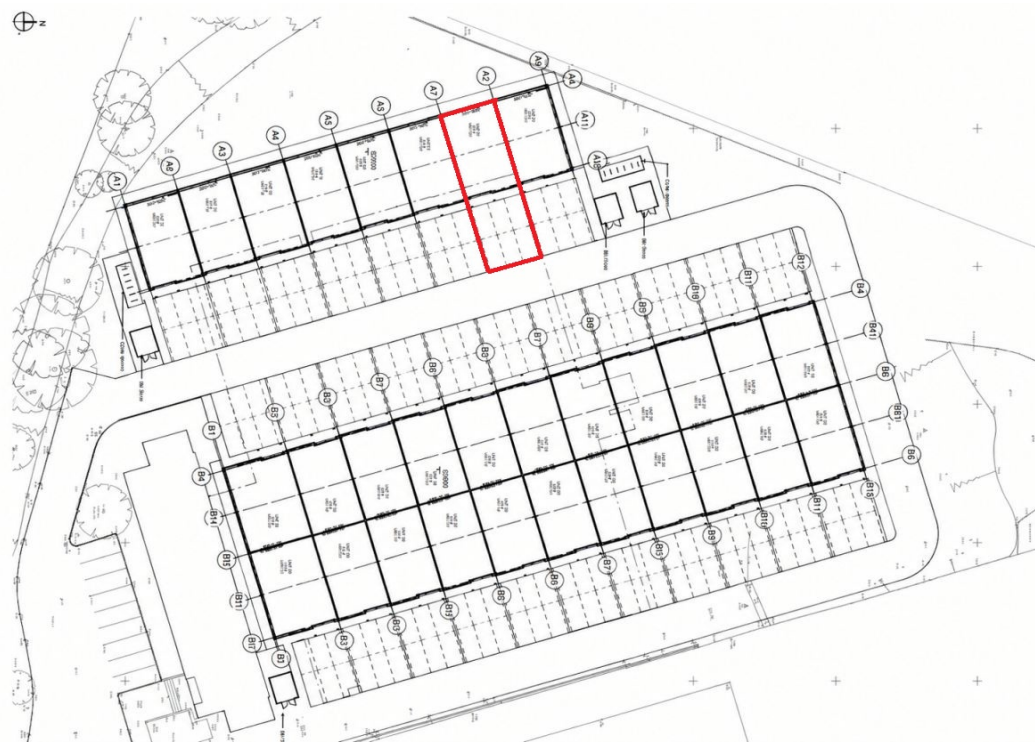
VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson on 01752 858196

Email lar@listers.uk.com







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