



Modern Industrial/Warehouse/Trade Counter Unit
Unit 9, 73 Sisna Park Road, Estover, Plymouth PL6 7AE

Summary

- **Modern, high specification light industrial unit**
- **3,666ft² / 341m² on two floors**
- **Parking plus delivery apron**

Location

Estover lies approximately 5 miles north of the City Centre and 1.5 miles from the A38 dual carriageway which links Plymouth to Cornwall and to the M5 at Exeter. Sisna Park is located on a lively mixed use business park in Estover. Nearby occupiers include St John's Ambulance, Redrock, Waterjet and RS Components.

Description

Smart, end of terrace steel portal frame industrial unit, with fitted with a 75% mezzanine floor, with a minimum working height of 5.5m, accessed via a sectional goods loading door. The unit is also fitted with a pedestrian access door, an accessible WC and a staff tea point. Externally, there are at least 5 parking spaces plus delivery apron.

Accommodation

	m ²	ft ²
Ground Floor	203	2,181
First Floor	138	1,485
TOTAL AREA	341	3,666

Services & Energy Performance

Mains Water, Electricity and Drainage are supplied to the property.
EPC – C53



Terms of Availability (subject to contract)

The property will be vacant and available **FROM APRIL 2024** on new conventional tenant's FR&I terms, at an initial annual rent of £25,000pa + VAT. A modest estate/service charge is levied for the upkeep of external/shared and common parts.

Business Rates

Rateable Value (2023): £21,250
UBR multiplier 2023/24: 51.2p in the £

Planning / Use

The property is suited to B1, B2 (industrial), B8 (warehouse & distribution) uses and potentially other uses falling within Class E. Planning permission may be required for other uses. The local planning authority is Plymouth City Council. NO MOTOR TRADE is permitted.

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with (Anti-) The Money Laundering Regulations 2007, Listers are obligated to verify identification for all clients/customers that are conducting property transactions through the company.

All prices quoted exclude VAT at the prevailing rate, where applicable.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email: enquiries@listers.uk.com

