



**Investment SALE (999-year leasehold)      £220,000**  
**22 Eurotech Park, 32 Burrington Way, Plymouth PL5 3FR**

### Summary

- Income-producing investment sale
- 1,000ft<sup>2</sup> / 93m<sup>2</sup>
- New-build industrial / trade / warehouse

### 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.

The City of Plymouth has developed into the principal conurbation within Devon, with a population in excess of 250,000 and a comprehensive range of retail and leisure amenities, together with employment opportunities.

### Description

New mid-terraced business unit with 7m eaves, full-height electrically-operated roller shutter door and the latest cladding technology with industry-leading thermal-efficiency, fire safety and durability. Fitted with WC & staff welfare. Externally the unit has two allocated car parking spaces plus loading area. There is shared bicycle parking on-site and access to outdoor rest and picnic areas.

### Services

Mains water, mains drainage and electricity are supplied, Solar Panels to Roof also supply the Unit. The electricity is separately sub-metered. A franked-mail postbox is adjacent to the development. It appears that there is a fibre-optic communications link to the building.

### Energy Performance Certificate

The property is a bare warehouse, consuming no heat/cooling energy, so does not require an EPC.

### Use

The permitted use is B2 industrial & B8 warehouse. The current tenant is a light industrial user. **No motor use is permitted on the estate.**

22 Eurotech Park, 32 Burrington Way, Plymouth PL5 3FR



Tel: 01752 222135

[www.listers.uk.com](http://www.listers.uk.com)

### Business Rates

Rateable Value 2023: £9,200  
UBR multiplier 2023/24: 51.2p in the £

### Viewings

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

### Terms of Availability, subject to contract

The property is held on a 999-year lease from Feb 2022 at peppercorn ground rent. It is occupied under a conventional tenant's FR&I lease for a term of 6 years from 13<sup>th</sup> June 2022 (tenant-only break at 13.06.25) at a rent of £13,000pa, subject to rent review in June 2025.

A small estate charge is levied for the upkeep of external and communal parts (2021: £780) and re-charged to the tenant.

The property is FOR SALE at a price of £220,000 + VAT, reflecting an initial yield of 4.78%, after purchase costs of 2.77%.

