



Investment SALE (999-year leasehold) £199,950
22 Eurotech Park, 32 Burrington Way, Plymouth PL5 3FR

Summary

- Income-producing investment sale
- 1,000ft² / 93m²
- 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.**

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Tel: 01752 222135

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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

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 13th 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 £199,950 + VAT, reflecting an initial yield of 4.78%, after purchase costs of 2.77%.

