



**22 EUROTECH PARK, BURRINGTON WAY, PLYMOUTH, PL5 3FR**

**TO LET £13,000pa**

**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.

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:**

Modern 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.

**SCHEDULE OF ACCOMMODATION:**

Gross Internal Area: 1,000 sq.ft / 93 sq.m

**LEASE TERMS:**

The property is available on conventional tenant's FR&I leasehold terms at an initial annual rent of £13,000pa.

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

All the above rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs.

**BUSINESS RATES:**

We refer you to the government website [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £9,200. 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 the unit consuming no heat/cooling energy.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact either:-

**Gareth Forrest**  
**Leigh Robinson**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)





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