



UNIT 37B, 22 SISNA PARK ROAD, ESTOVER, PLYMOUTH PL6 7FH

UNIT WITH OPTIONAL YARD TO LET £23,000pa intl.excl

Listers
PROPERTY CONSULTANTS

LOCATION:

Sisna Park is located on a lively mixed industrial/trade and warehouse business park in Estover, a suburb 3 miles to the north of Plymouth city centre, with good road links to the A38 Devon Expressway, which links Plymouth and Cornwall to the M5 at Exeter. Nearby occupiers include Frontline Image, MSubs, Red Rok and iOutlet.

DESCRIPTION:

The property comprises a semi-detached portal frame industrial unit of steel portal frame construction with block walls and profile steel cladding/roof. A full mezzanine floor has been fitted (assumed to be 1 tonne loading) along with welfare and a small office at first floor level.

Externally, the unit has 4 allocated car spaces and an additional dedicated yard space is available by separate negotiation.

ACCOMMODATION:

The unit provides ground floor work-space/storage with a clearance of 2.75m under the suspended ceiling, accessed via a 5m high x 4m wide roller shutter goods door. Within the warehouse is an accessible WC. Additional access is via a glazed personnel door with stairs to the first floor, which offers an open mezzanine store with a single office to the front elevation.

Area	sq ft	sqm
Ground floor	2,320	216
First floor	1,859	172
Total	4,179	388

LEASE:

The property is held on a lease expiring in Nov 2028 with a tenant-only break in 2024. The property is available by way of assignment of the current tenant's lease with a passing rent of £23,000pa or by way of a new lease to include the external yard at £30,000pa intl.excl., subject to surrender. Each party is to bear their own costs.

VAT:

All the above figures are quoted exclusive of VAT.

SERVICE CHARGE:

A modest estate charge is levied for the upkeep of external common parts.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is to be confirmed. There is also a rates payable estimator service on the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (64).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest
Ifan Rhys-Jones

01752 222135

Email enquiries@listers.uk.com





AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is Mansion House, Princes Street, Truro TR1 2RF. VAT Registration No.159 0357 01