



30 EUROTECH PAK, BURRINGTON WAY, PLYMOUTH, PL5 3FH

AVAILABLE TO LET AT £15,000pa

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:

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. EV parking is available.

EPC: not applicable due to being a bare warehouse consuming no heat/cooling energy

SCHEDULE OF ACCOMMODATION:

- 1,200 sqft (111 sqm) warehouse
- 2 allocated parking spaces

SERVICE CHARGE:

A small estate charge is levied for the upkeep of external and communal parts (2023: TBC) and re-charged to the tenant.

TERMS OF AVAILABILITY, SUBJECT TO CONTRACT:

The property is occupied under a conventional tenant's FR&I lease for a term of 6 years from December 2021 (tenant-only break in January 2025).

A new lease FR&I lease is available early by agreement, subject to surrender at a rent of £15,000pa + VAT, subject to rent review in June 2025.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.
The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

BUSINESS RATES:

We refer you to the government website <https://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:

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

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest
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Email enquiries@listers.uk.com





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