



5 EUROTECH PARK, BURRINGTON WAY, PLYMOUTH, PL5 3FR

TO LET £12,000pa.intl.excl

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 terrace 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.

Externally the unit has two allocated car parking spaces plus loading area (6 cars). There is shared bicycle parking on-site and access to outdoor rest and picnic areas.

Mains water, mains drainage and electricity (separately sub-metered) are supplied. Solar panels to the roof also supply the unit. A franked-mail post-box is adjacent to the estate. It appears that there is fibre-optic communications link to the building.



SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Gross Internal Area	1,000	92.90
Total	1,000	92.90

SERVICE CHARGE:

A small estate charge is levied for the upkeep of external and communal parts 2024: to be confirmed.

LEASE TERMS:

The property is vacant and available immediately to let on new flexible leasehold terms at an initial annual rent of £12,000pa + VAT.

NOTE:

Restrictive covenant NO MOTOR TRADE PERMITTED.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.



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 £8,400. 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 being a bare warehouse consuming no heat/cooling energy.

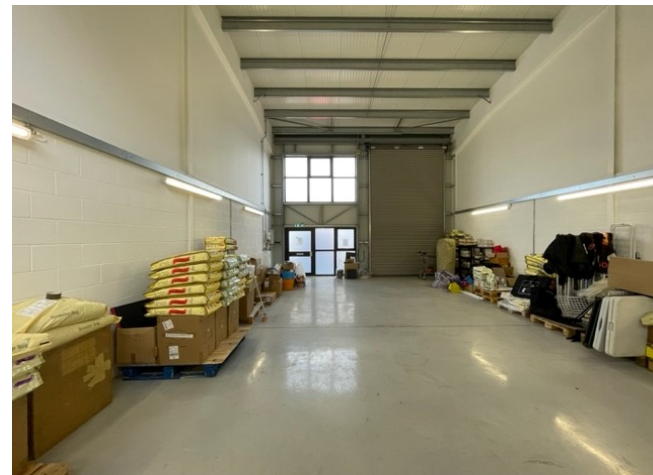
VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

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