



Business/Industrial/Trade/Warehouse Unit
Unit 10 Darklake Park, 6 Darklake View, Estover, Plymouth PL6 7TL

Summary

- Full height roller shutter goods access
- Ample forecourt/parking
- 1,984ft² / 184m²
- Convenient Location, near A386, park-and-ride
- AVAILABLE IMMEDIATELY!

Location

Estover is on the northern side of the City with good (mostly 40mph) roads to the A38 dual carriageway, which links to the M5 at Exeter, 35 miles to the east. The property is on the right at the upper end of Darklake View, an established industrial estate. Other occupiers include Cutec, Engage, Westinsure, PCS, Scutum and Bell Group.

Description

A very smart, recently-built, two-storey, end of terrace business/industrial unit, providing ample parking/forecourt, of steel frame construction with masonry walls and profile steel cladding mono-pitched roof with maximum eaves 7.28m A roller shutter 3m wide x 5.2m high provides goods access and there is a glazed panel to first floor, with a similar panel providing pedestrian access at ground floor. A full mezzanine floor has been installed.

Externally, there are no marked car spaces, however the delivery apron can provide ample parking.

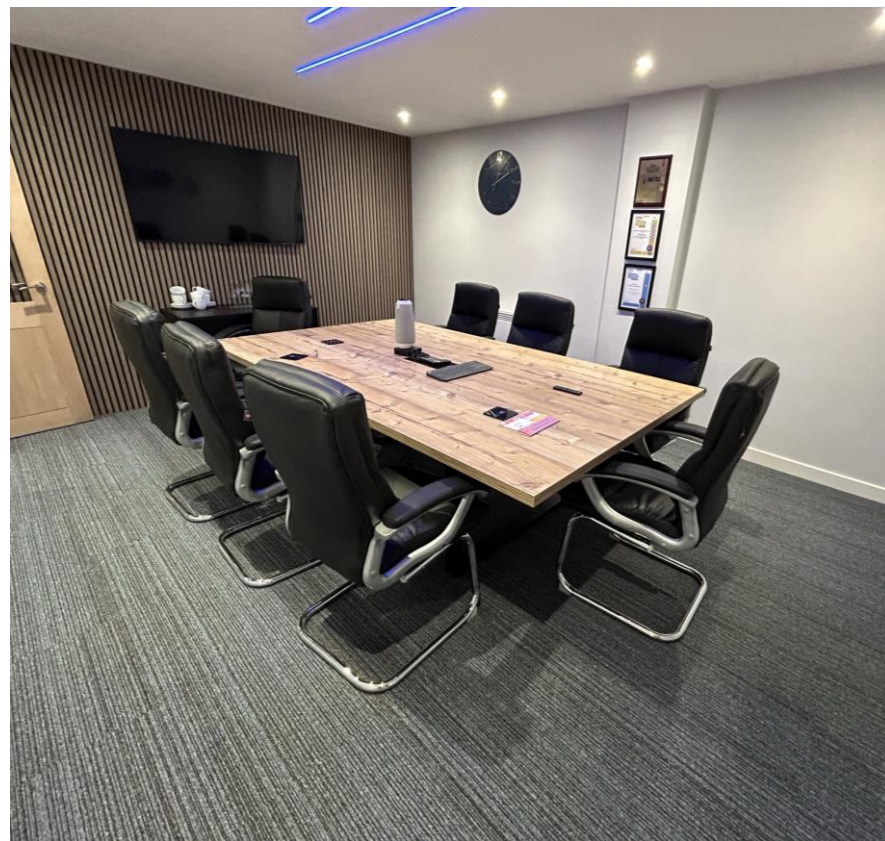
Accommodation (Gross Internal Area)	m²	ft²
Ground Floor	97	1,048
First Floor	87	936
Total Area	184	1,984

Services & Energy Performance

We understand that mains water, 3 phase power and drainage are connected to the property. However, these services have not been tested by the agents. The property has been assessed for energy performance and given a rating of: B29.

Business Rates

Rateable Value (2023): £11,250 UBR multiplier 2022/23: 51.2p in the £



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Terms of Availability (subject to contract)

The property is vacant and available immediately, by way of a new lease, on conventional tenant's FR&I terms, to be agreed, at an initial annual rent of £16,000pa + VAT.

A modest Estate Charge is levied for the upkeep of estate roads.

Planning / Use

The current established use is Class E Training and Education. Permitted use on the estate includes B1, B2 & B8. NO MOTOR USE.

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

Viewing

For further information or to arrange a viewing, please contact:

Gareth Forrest
Leigh Robinson
(01752) 222135

Email: enquiries@listers.uk.com