



17B FORRESTERS, 24 ESTOVER CLOSE, ESTOVER, PLYMOUTH, PL6 7PL

TO LET £18,000pa

Listers
PROPERTY CONSULTANTS

LOCATION:

Forresters lies at the northern end of the Estover Industrial Estate, off Estover Road, which is accessed from the 40mph two-lane Plymbridge Road thus providing good access to the A38/M5 and to the city centre. The units will be found near the top of Forresters, on the right.

DESCRIPTION:

The property comprises one of a terrace of four units built in 2016, of steel frame construction with brick and block elevations and micro-rib profile cladding, under a mono-pitch insulated profile steel roof. A half height roller shutter, shower and toilet have been installed at ground floor level. The first floor has been fitted out as high-quality offices with a kitchen and server room.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor	1,000	92.90
First Floor	932	86.59
Total	1,932	179.49

SERVICE CHARGE:

There is a small estate charge levied approx.£1000pa.

**LEASE TERMS (subject to contract):**

The property is available by way of a new lease on tenant's FR&I terms at an initial rent of £18,000pa + VAT, subject to surrender of the existing tenants lease.

VAT:

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 which shows that the current rateable value is £8,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (72).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest
Leigh Robinson

01752 222135
Email enquiries@listers.uk.com



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