



11 EUROTECH PARK, 32 BURRINGTON WAY, PLYMOUTH, PL5 3FR

WAREHOUSE/BUSINESS UNIT with Vacant Possession £197,500

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.

DESCRIPTION:

Recently built, 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. A solar array has been fitted. Fitted with WC & staff welfare. Externally, the unit has two allocated car parking spaces plus loading area. There is shared cycle parking on-site and access to outdoor rest and picnic areas.

Permitted use is B2 & B8 - unsuitable for uses connected with motor trade.

SCHEDULE OF ACCOMMODATION:

TOTAL AREA: 1000sqft / 93sqm excluding mezzanine.

SERVICE CHARGE:

A new budget is due. Charges for 2024: £525.

TENURE TERMS:

The property is for sale with vacant possession at a price of £197,500 +VAT.

LEGAL COSTS:

Each party to bear their own costs

BUSINESS RATES:

The government website www.tax.service.gov.uk/view-my-valuation/search 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. Up to 100% small business rates relief may be available.

ENERGY PERFORMANCE CERTIFICATE:

The property has a solar array. Energy Performance Rating is A (25).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact either:

Leigh Robinson
Gareth Forrest

01752 222135

Email enquiries@listers.uk.com





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