



22 SISNA PARK, 83 SISNA PARK ROAD, ESTOVER, PLYMOUTH PL6 7AE

£12,000 PER ANNUM EXCLUSIVE

Listers
PROPERTY CONSULTANTS

LOCATION:

Estover lies approximately 5 miles north of Plymouth City Centre and 1.5 miles from the A38 dual carriageway which links Plymouth to Cornwall and to the M5 at Exeter.

Sisna Park is located on a lively mixed use business park in Estover. Nearby occupiers include: St John's Ambulance, Redrok, Ace Double Glazing, iOutlet, Waterjet and RS Components.

DESCRIPTION:

Modern light industrial single level unit located in desirable mixed use business park location. The unit is fitted with drop halogen lighting, three phase power. A DDA compliant WC is fitted within the unit. Full height unit with mono-pitched insulated roof. Eaves 5.46m (min) rising to 5.81m (max). There is a full-height electrically operated roller shutter goods door (3.15m x 5.28m) and a pedestrian access door.

Externally there are four parking spaces to the front of the unit (2 are tandem spaces, opposite the unit) plus goods loading apron.

SCHEDULE OF ACCOMMODATION:

Area	sq.ft	sq.m
Ground Floor	997	93
Total	997	93

**SERVICES:**

Mains water, electricity and drainage are supplied to the property.

ENERGY PERFORMANCE CERTIFICATE:

Not applicable due to the property being a bare warehouse consuming no heat/cooling energy.

PLANNING:

The property is currently used as a warehouse falling within Class B8 and is also suited to B1 (offices/light industrial), B2 (industrial) and Class E uses, which may require planning permission.

Motor use is prohibited on this estate.

ESTATE CHARGE:

A modest estate charge is levied for the upkeep of external and common parts.

TENURE:

Leasehold terms to be negotiated.

VAT:

All the above prices 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 £8,800. To find out how much will be payable there is a business rates estimator service via the website.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact either:-

**Gareth Forrest
or Leigh Robinson**

01752 222135

Email enquiries@listers.uk.com

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