



**33 SISNA PARK, ESTOVER ROAD, PLYMOUTH, PL6 7AE**

**TO LET £16,000pa intl.excl.**

**Listers**  
~ PROPERTY CONSULTANTS



## LOCATION:

Sisna Park is located on a lively mixed industrial/trade and warehouse business park in Estover, a suburb 3 miles to the north of Plymouth city centre, with good road links to the A38 Devon Expressway, which links Plymouth and Cornwall to the M5 at Exeter. Nearby occupiers include Frontline Image, MSUBS, Red Rok and iOutlet.

## DESCRIPTION:

Terraced portal frame industrial unit of traditional masonry construction with block walls and profile steel cladding/roof. The ground floor is accessed via a roller shutter door (3m wide x 2.3m high) or by a separate pedestrian access door, and offers suspended ceiling with LED lighting, polished concrete floor and DOC M WC. A full mezzanine floor has been fitted offering high quality office accommodation laid out as main office, two private offices and break-out/tea room, with LED lighting, carpet and electric panel heaters.

Externally, the unit has two tandem parking spaces plus delivery apron.

## LEASE TERMS:

The property will be vacant and available FROM JULY 2024 on new conventional tenant's FR&I terms, at an initial annual rent of £16,000pa + VAT. A modest estate charge is levied for the upkeep of external/shared and common parts.

## VAT:

All the above rentals are quoted exclusive of VAT.

## BUSINESS RATES:

We refer you to the government website: [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) which shows that the typical rateable value is around £16,500. 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 B (45).

## VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

**Gareth Forrest**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)

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