

TO LET

Listers
PROPERTY CONSULTANTS

Modern Hybrid Unit

Unit 18, 75 Sisna Park Road, Plymouth PL6 7AF

1,739ft² / 162m²

High eaves industrial/warehouse/business unit with mezzanine and parking

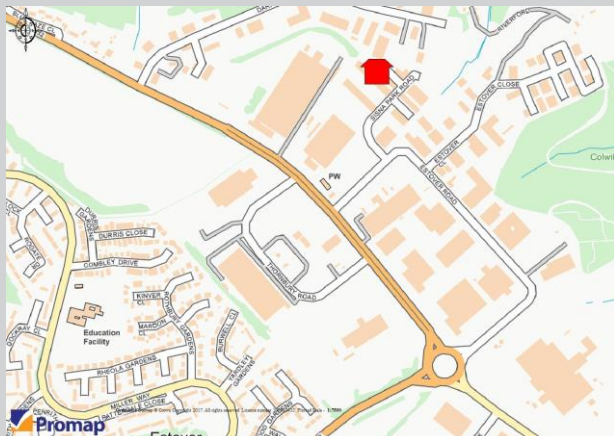


Tel: 01752 222135
Email: enquiries@listers.uk.com

www.listers.uk.com

Location

Sisna Park forms the newest part of the Estover Industrial Estate, just off Plymbridge Road, a dual carriageway linked to the A38 (M5) by 40mph roads making relatively easy access. Adjacent occupiers include Frontline, ADF Plastics, St Johns, Waterjet and A Stephens.



Description

The property comprises a smart, recently-built hybrid industrial unit, in a terrace of similar buildings of high specification with generous parking, with full height roller shutter. The first floor has been fitted-out with good quality offices. At ground floor is a reception, storage and loading bay.

Externally there are 2-4 parking spaces plus loading apron and 2 spaces opposite. To the side is an area of grass that might offer additional parking or storage, subject to consents.



Accommodation

	m ²	ft ²
Ground Floor		
Reception	25	269
Store	68	731
First Floor offices	69	739
TOTAL	162	1,739



Services

The following services are supplied to the property:
All mains services

EPC: B 35

Business Rates

Rateable Value 2017: £12,250
UBR multiplier 2020/21: 51.2p in the £

Terms of Availability **subject to contract**

The property is to let by way of assignment of our client's lease which is for a term of 10 years expiring 1st September 2023, at an annual passing rent of £11,300.

Viewing

Strictly by appointment during office hours via sole agent, Listers