TO LET

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New Business Unit

11 Eurotech Park, Burrington Way, Plymouth PL5 3LZ

1,000ft² / 93m² **£10,800pa intl.excl.**

New-build industrial/trade/warehouse/office unit, for completion late Summer 2021.

Tel: 01752 222135
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www.listers.uk.com

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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.

The City of Plymouth has developed into the principal conurbation within Devon, with a population in excess of 250,000 and a comprehensive range of retail and leisure amenities, together with employment opportunities.

Description (all images here are CGIs)

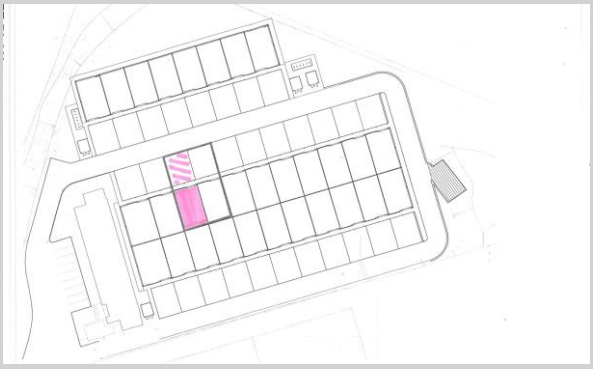
New terraced business unit with 7m eaves and the latest cladding technology with industry-leading thermal-efficiency, fire safety and durability.

Specification

- **Flexible accommodation optional mezzanine/office**
- **Two allocated parking bays plus loading area**
- **Glazed electrically operated roller-door**
- **Full height glazed elevations**
- **Fitted for electric vehicle charging points**
- **Fibre broadband**
- **Covered bicycle parking on-site**
- **Access to outdoor rest and picnic areas**

Services

Mains water, mains drainage and solar power.
EPC: to be assessed. The property will be let as a bare warehouse so does not need an EPC, initially.



Business Rates

Rateable Value 2017: to be assessed (estimate available). Up to 100% small business rates relief may be available.
UBR multiplier 2021/22: 51.2p in the £

Terms of Availability

The property is held on a 999-year lease and is TO LET on conventional tenant's FR&I leasehold terms at annual rent of £10,800 + VAT, subject to contract and specification required. A small estate charge is levied for the upkeep of external and communal parts (2021: £780).

Use

The property is suited to office, light industrial, storage and distribution use and potentially for trade sales. Some retail may be possible subject to statutory consents. No motor use permitted.

Viewing

The site is currently under construction so hat and boots inspections can be arranged, with notice.

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