

TO LET - 37b SISNA PARK ROAD

Estover, Plymouth, PL6 7FH



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Estover, Plymouth, PL6 7FH

Bruton Knowles, Plumer House, Tailyour Road, Plymouth, PL6 5DH

Mark Slade 01752 936101 Mark.slade@brutonknowles.co.uk

LOCATION

The property is located on Sisna Park Road, in the mixed use business park in Estover, North Plymouth. Estover is located north of Plymouth City Centre. Sisna Park is easy to access from Estover Road, via Plymouth Road which provides connections to Plymouth Airport and the A38 Devon Expressway.

DESCRIPTION

The premises comprise an end of terraced unit, which currently provides a large ground floor work space with 2.75m clearance to the suspended celling and is accessed via a 5m high roller shutter door. The unit is also accessed via a glazed front door with stairs to the first floor office accommodation. Within the warehouse there is a WC and goods inwards/outwards area adjacent to the roller shutter door.

The first floor comprises of a large open mezzanine with single office to the front elevation. this area could be converted to provide additional offices (subject to the necessary regulations being satisfied).

The unit is individually serviced and benefits from LED lighting throughout the ground floor, gas fired 'space heaters' and several power points (3 phase) to the perimeter walls.

This unit benefits from a 4 allocated car spaces and further communal parking available on the estate.

ACCOMMODATION

All areas and dimnsions stated are in accordance with the Code of Measuring Practice

	Sq ft	Sq m
Ground floor	2325	216
First floor	1937	180
Total (GIA Approx)	4262	396

ENERGY PERFORMANCE CERTIFICATE

RATING C(64)

VAT

All figures quoted are exclusive of VAT

TENURE

Available by way of new full repairing and insuring lease at an initial rent of £30,000 per annum.

BUSINESS RATES

To be assessed

VIEWING

By apointment with the SOLE AGENTS

Contact: Mark Slade Tel: 01752 936101

E-mail: mark.slade@brutonknowles.co.uk

LOCATION PLAN



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

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