

TO LET

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Hybrid Unit

**65 Sisna Park Road (Unit 13), Estover Road,
Plymouth PL6 7AE**

3,985 ft² / 370 m²

High specification modern business space



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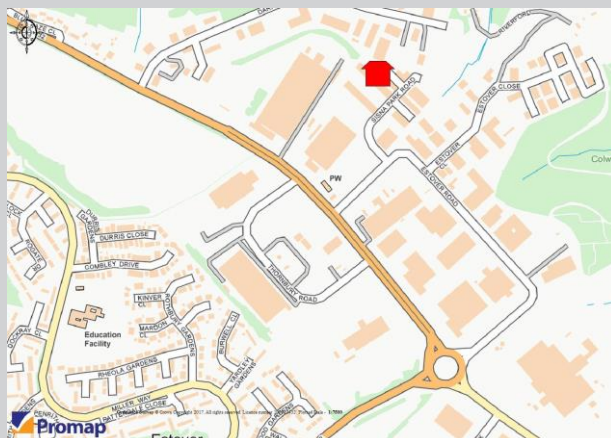
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Location

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. The first floor has been fitted-out as offices with a ground floor reception, tea room and WCs plus loading bay.



Accommodation

	m ²	ft ²
Ground Floor		
Loading Bay	39	424
Offices, WC and tea point	153	1,643
First Floor		
Offices WC and tea point	139	1,494
TOTAL	331	3,561



Services

All mains services are supplied to the property:

Business Rates

Rateable Value 2017: £24,500
UBR multiplier 2017/18: 47.9p in the £

Terms of Availability

The property is vacant and available by way of a new FR&I lease of the whole or floor by floor for a term of years at a rent of £23,000pa. Subject to contract

Energy Performance

The property has been assessed and awarded a rating of D 76

Viewing

By appointment during business hours.



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