



# To Let

27 Sisna Park Road,  
Estover, Plymouth,  
PL6 7AE

New high quality business unit

Ground floor 131.86 sq m (1,419 sq ft)

Mezzanine 90.30 sq m (972 sq ft)

Rent £19,000 PAX

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

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## Location & Description

Estover is a popular business / industrial area located approximately 5 miles north of the city centre. It is approximately 1½ miles from the A38 Devon Expressway. Sisna Park is recognised as one of the most popular modern business parks in Plymouth.

The premises comprises a new semi detached, light industrial / warehouse unit with parking to the front. The property is modern steel portal frame to a rolled aluminium roof, plastic insulated aluminium claddings and a power floated concrete floor. The subject unit has been partially fitted out to provide a showroom / office area to the front of the ground floor accommodation with a mezzanine storage area approached via an internal staircase. The property benefits from B1 (light industrial/office), B2 (general industrial) and B8 (storage and distribution uses).

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground floor 131.86 sq m (1,419 sq ft)

Mezzanine 90.30 sq m (972 sq ft)

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £19,000 PAX.

## Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £TBC. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is TBC

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref: 14443 (March 2024)



### Plymouth Office

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