



TO LET - 30 and 31 SISNA PARK ROAD

Estover, Plymouth, PL6 7FH

BK | Bruton Knowles

est. 1862

30 and 31 SISNA PARK ROAD

Estover, Plymouth, PL6 7FH

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

Mark Slade 01752 936101

Mark.slade@brutonknowles.co.uk

TO LET - AVAILABLE AS WHOLE OR INDIVIDUALLY

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 a two storey END AND MID terraced units, AVAILABLE AS A WHOLE OR INDIVIDUALLY.

Each unit currently provides a large ground floor work space with 2.7m clearance to the suspended ceiling and is accessed via a 2.4m high roller shutter door. The units are also accessed via a glazed front door which opens to a bright reception area with stairs to the first floor office accommodation. Within the warehouse and first floor accommodation there is an access between route between the units.

The first floor of **UNIT 30** comprises of a large open plan office and two smaller offices separated with demountable partitioning allowing the space to be adapted to the occupiers specific needs. The offices have been finished to a high specification There is a kitchen to the first floor which currently gives access to unit 31 via a pedestrian door.W.C facilities on the ground floor.

This unit benefits from a high ratio of parking with 6 allocated car spaces and further communal parking available on the estate

The first floor of **UNIT 31** comprises of two large open plan offices of demountable partitioning allowing the space to be

adapted to the occupiers specific needs. The offices have been finished to a high specification There is a kitchen to the ground floor, rear warehouse area. There is also a shutter door that currently gives access to unit 30 via a pedestrian door.W.C facilities on the ground floor.

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

The current owners have installed a high specification range of security measures, this includes:-

- Ground first floor external beam sensors
- Additional crash bollards
- Roof vibration sensors
- Remote controlled CCTV system
- External roller shutter doors

PLEASE NOTE THAT AS THE UNITS ARE INTER - CONNECTING. PROSPECTIVE TENANTS CAN OCCUPY BOTH UNITS (30 AND 31) OR DEPENDING ON CIRCUMSTANCES THE VENDORS WILL RETURN THE UNITS TO THEIR ORIGINAL STATE i.e. 2 SEPARATE UNITS SERVICED UNITS.

ACCOMMODATION

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

	Sqft	Sqm
Unit 30	1831	170.1
Unit 31	1923	178.6
Total (GIA Approx)	3754	348.7

ENERGY PERFORMANCE CERTIFICATE

Unit 30 – D (87)

Unit 31 – D (87)

VAT

All figures quoted are exclusive of VAT

TENURE

Available by way of new full repairing and insuring lease at an initial rent of £16,000 per annum per unit.

BUSINESS RATES

Unit 30 - £13,000 pa

Unit 31 - £13,000 pa

VIEWING

By appointment with the SOLE AGENTS

Contact: Mark Slade

Tel: 01752 936101

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

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

30 and 31 SISNA PARK ROAD

Estobver, Plymouth, PL6 7FH

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

Mark Slade 01752 936101

Mark.slade@brutonknowles.co.uk

