



Listers
PROPERTY CONSULTANTS

Business/Industrial unit/Warehouse

Unit 9, 6 Darklake View, Estover, Plymouth, PL6 7FB

Summary

- Full height roller shutter goods access
- Ample forecourt/parking
- 3,701ft² / 344m²
- Convenient Location, near A386, park-and-ride

Location

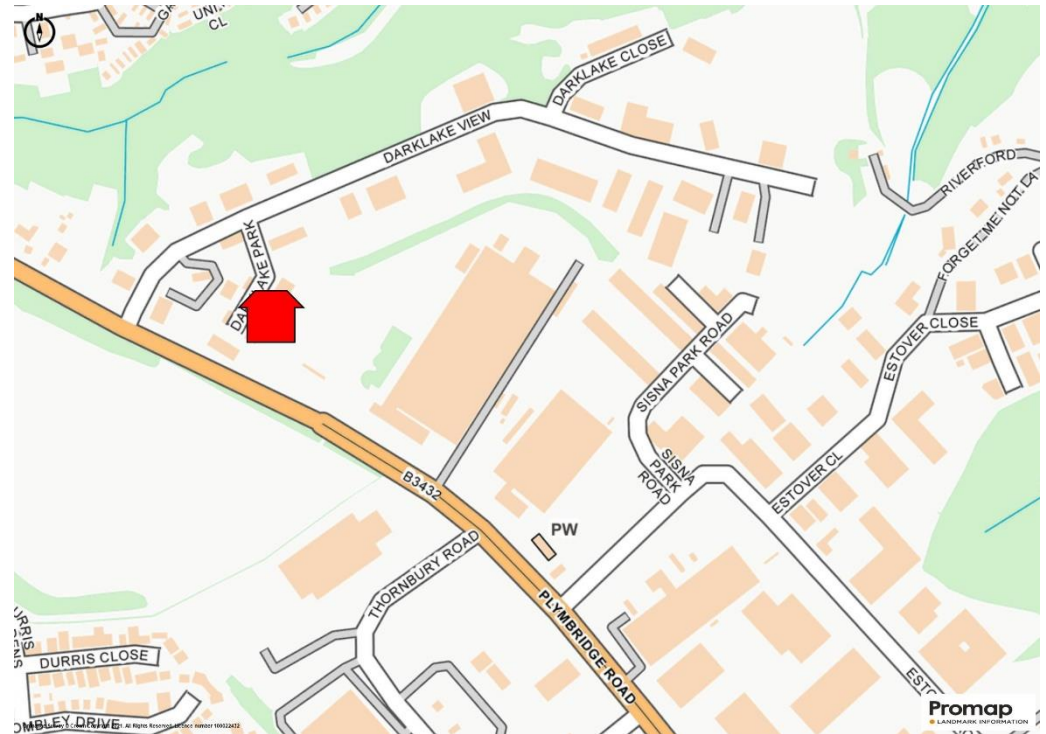
Estover is on the northern side of the City with good (mostly 40mph) roads to the A38 dual carriageway which links to the M5 at Exeter, 35 miles to the east. The property is on the right at the upper end of Darklake View, an established industrial estate. Other occupiers include Cutec, Engage, Westinsure, PCS, Scutum and Bell Group

Description

A very smart, recently-built, two-storey, end of terrace business/industrial unit, providing ample parking/forecourt, of steel frame construction with masonry walls and profile steel cladding/roof. A roller shutter Xm wide x Ym high provides goods access and there is a glazed panel to first floor, with a similar panel providing pedestrian access at ground floor. A full mezzanine floor has been installed.

Accommodation

Ground Floor: 182m²
First Floor: 162m²
Total: 344m² / 3,701ft²



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Tel: 01752 222135

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Energy Performance Certificate

The building has been assessed and awarded an EPC rating of E 122.

Business Rates

Rateable Value 2017	£17,500
UBR multiplier 2021/22	51.2p in the £

Services

Mains metered water, 3-phase power and drainage.

Planning

The local Planning Authority is Plymouth City Council.

Terms of Availability

The property is vacant and available by way of a new lease on tenant's FR&I terms at an initial rent of £21,000pa + VAT .

Viewing

Viewing by appointment during office hours via Listers.

Further Information

To arrange inspection and for further information please contact Listers on 01752 222135:

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