



11 DARKLAKE PARK, 6 DARKLAKE VIEW, ESTOVER, PLYMOUTH, PL6 7FB

TO LET £16,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Estover is located at the north-eastern edge of the Plymouth city, with easy (mainly 40mph) access to the A38 dual carriageway (3 miles), which links Plymouth to Cornwall to the M5 and motorway network 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:

Modern, mid-terraced hybrid business unit, of steel frame construction with masonry walls, profile steel cladding mono-pitched roof with maximum eaves 7.28m and LED lighting. A full mezzanine floor has been installed with welfare facilities, meeting room and training room.

Externally there are no marked car parking spaces, however the delivery apron provides ample parking.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor	1,048	97
First Floor	936	87
Total	1,984	184

**SERVICE CHARGE:**

A modest estate charge is levied for the upkeep of the estate roads. £TBC.

LEASE TERMS:

The property is held on an occupational lease for a term of 10 years from 2023, with an option to determine at the end of 5th year, at an annual rent of £16,000pa. Our client is offering an assignment or surrender on terms to be agreed.

PLANNING / USE:

Due to restrictive covenants motor use is not permitted.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is (2023) £10,500, from April 2026 £10,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The energy rating for this property is B (27).

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com

AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01

