

TO LET

Warehouse / Distribution / Industrial Unit

10 Sisna Park

Estover, Plymouth, PL6 7FH



HECTOR PEARCE

Intelligent real estate

29,059 sq ft (2,699.62 sq m)

A high-quality industrial unit in a prime Plymouth location.



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LOCATION

Plymouth is the South West's leading industrial and manufacturing centre, offering excellent access to UK and international markets via its deep-water port, mainline rail links, and proximity to the A38 and M5 corridor. The city supports a diverse industrial base, including advanced manufacturing, marine, defence, logistics, and engineering, with major employers such as Babcock International, Princess Yachts, and Plessey Semiconductors.

10 Sisna Park occupies a prime position within one of Plymouth's most established business parks, Estover, just off Bell Close and the A38 Devon Expressway. This strategic location provides fast regional and national connectivity, with Plymouth city centre only 15 minutes away and the Tamar Bridge nearby. The surrounding area is home to a range of successful commercial occupiers.

With a skilled workforce, competitive operating costs, and strong support from institutions like the University of Plymouth and Oceansgate Marine Enterprise Zone, Plymouth is well-positioned for ongoing industrial growth. For occupiers seeking capability, connectivity, and opportunity in the South West, Plymouth is a compelling choice.

DESCRIPTION

10 Sisna Park comprises a high-quality, detached industrial unit constructed in 2006 and extended in 2016. The building is provided as industrial accommodation with a mezzanine floor and modern ground and first floor offices. It features an eaves height of approximately 5.2 metres and an apex height of 7.9 metres. Externally, the property includes 40 car parking spaces and two roller shutter doors, offering practical access for loading and unloading.



ACCOMMODATION

Floor	Description	M ²	FT ²
Ground	Reception / Entrance Office / Plant	222.11	2,391
Ground	Workshop including area under Mezz	1,300.16	13,995
Mezz	Internal Storage	826.19	8,893
First	Office	351.16	3,780
Total GIA		2,699.62	29,059

RATEABLE VALUE

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £104,000.

EPC

The property has an EPC rating of D:89

TERMS OF AVAILABILITY

Sisna Park is available to let as a whole. For details and terms please contact the agents.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



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