



WAREHOUSE / INDUSTRIAL / PRODUCTION UNIT
15 Reynolds Park, 8 Bell Close, Plymouth PL7 4FE

Summary

- Popular and accessible industrial estate
- 1,013ft² / 94m² on one floor
- Excellent value!

Location

The property is situated within the Newnham industrial estate which forms the northern part of Plympton. Bell Close is principally industrial with trade counter and warehouse units. Nearby occupiers include Morris engineering, Co-Operative distribution, Gardner European and Aldermans.

Description

The property comprises a two-storey mid-terraced industrial/warehouse/trade-counter unit built in 2013, of block construction with profile steel elevations under a mono-pitch roof with double-glazed windows and a roller-shutter door measuring 2.95m wide x 5.1m high. Min. eaves height of 5.26m. Mezzanine floor installation is possible, subject to consents. DDA compliant WC facilities and two small office pods (previous tenant fittout and can be removed). Externally is parking for one car plus delivery apron.

Services & Energy Performance

Mains Water, 3 phase Electricity and Drainage are supplied to the property. EPC: C73.

Terms of Availability (subject to contract)

The property is offered to let on new flexible leasehold terms at an initial annual rent of £12,000pa + VAT.

There is an annual service charge of £1,000+VAT.

Business Rates

Rateable Value (2023): £14,250 UBR multiplier 2022/23: 51.2p in the £

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms. In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email us: enquiries@listers.uk.com



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