1 & 2 REYNOLDS PARK, 8 BELL CLOSE, PLYMPTON, PLYMOUTH, PL7 4FE

AVAILABLE TO LET AT £48,000pa + VAT intl.excl.

Listers
PROPERTY CONSULTANTS

FUTURE networx

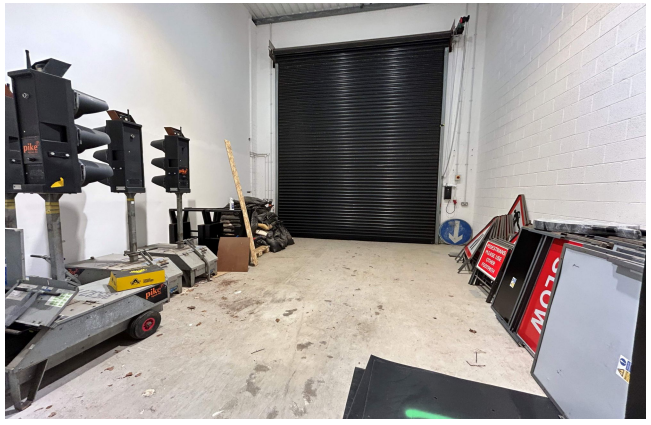
LOCATION & DESCRIPTION:

Reynolds Park is conveniently situated for access to Plymouth and the A38 Devon Expressway, on the established Bell Close Estate at Newnham. The estate accommodates numerous local and national users, including Global Tint, Brailey Hicks, Spear Fishing.
Units1 & 2 are set in a prominent position on the entrance to the development, adjacent to Bell Close.

An adjoining pair of recently-built business units set in a well maintained private industrial park, of block construction with profile steel cladding, mono-pitch roof and additional fenced yard storage.

Unit 1 comprises reception, production area, fitted with a suspended ceiling & LED lighting, DDA-compliant WC. At first floor grade 'A' offices and staff welfare are provided. The principle roller shutter (5.26m x 4.4m) opens onto front apron. A single height roller shutter (1.89m x 2.11m) to the side leads out to a fenced storage compound.

Unit 2 comprises production/warehouse and storage area (potential to load to first floor), with suspended ceilings & LED lighting, WC/ shower. The first floor comprises high quality offices. Access is via a roller-shutter goods access door (5.26m high x 4.4m). A further single height roller shutter (1.89m x 2.11m) to the side opens to shared gated compound area.



SERVICES:

Mains water, drainage and three-phase power are supplied. The property is serviced with BT-installed IT, CAT V network cabling, alarm system and CCTV.

ESTATE SERVICE CHARGE:

£2,400pa +VAT (2024)

TENURE / LEASE TERMS:

Offered on new, flexible leasehold terms at an initial rent of £48,000pa + VAT, subject to surrender of current lease.

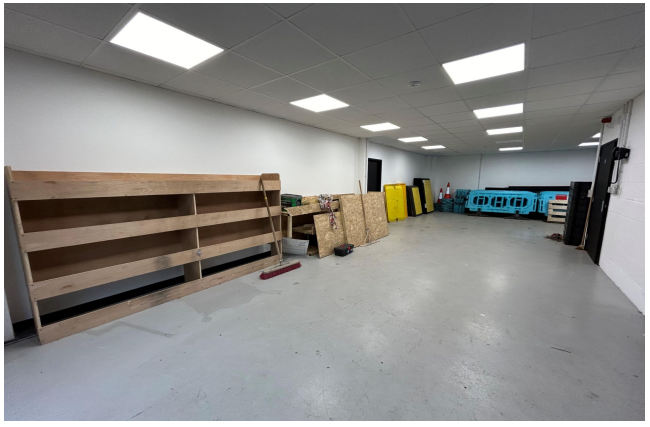
Each party is to bear their own legal costs.

BUSINESS RATES:

We refer you to the government website:
www.tax.service.gov.uk/view-my-valuation/search
Rateable Value (2023 assessment):
Unit 1: £33,250
Unit 2: £22,250
To find out how what rates will be payable annually, there is a business rates estimator service on the website.

ENERGY PERFORMANCE:

The Energy Performance Rating for these properties are:
Unit 1 - C64
Unit 2 - C74



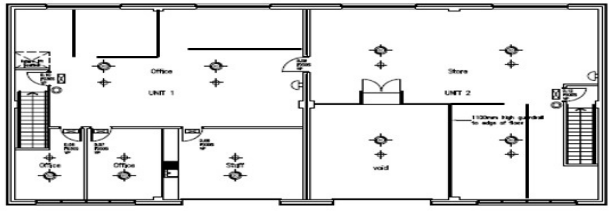
ACCOMMODATION

(5,752sqft / 534sqm)

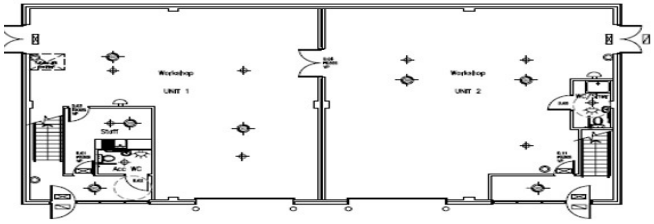
VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest or
Ifan Rhys-Jones
01752 222135
Email enquiries@listers.uk.com



First Floor



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