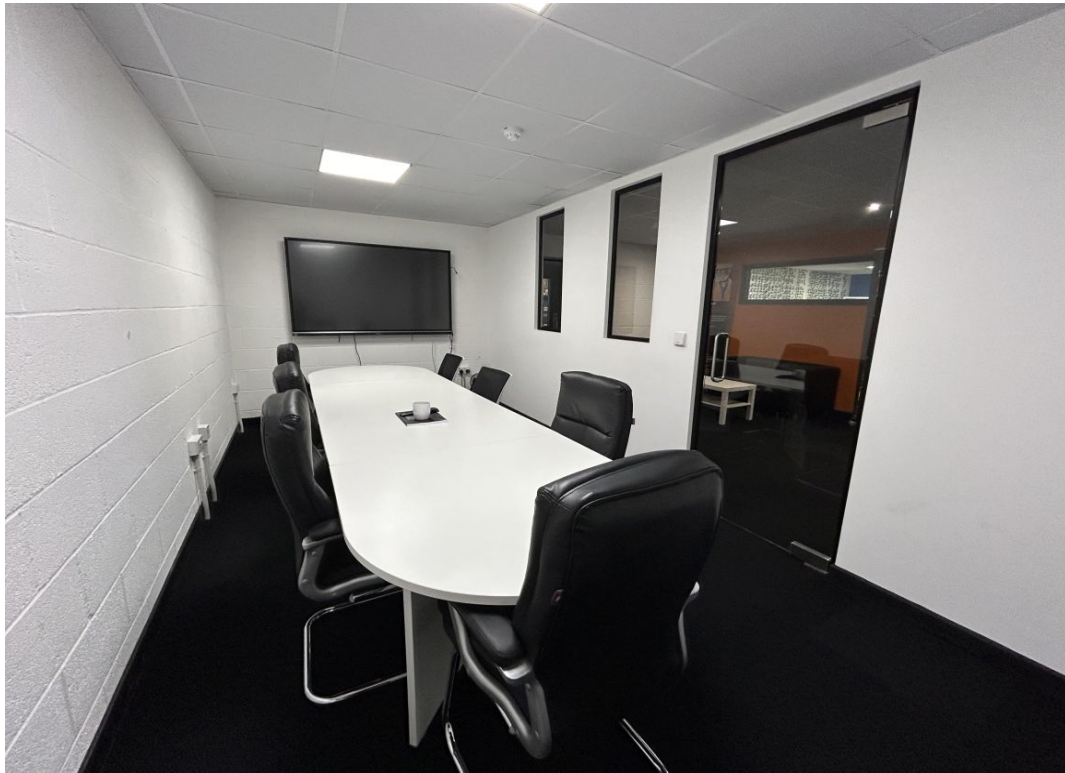
1 REYNOLDS PARK, 8 BELL CLOSE, PLYMPTON, PLYMOUTH, PL7 4FE

AVAILABLE TO LET £26,000pa + VAT

Listers
PROPERTY CONSULTANTS

FUTURE networx
JOIN OUR TEAM
OUR VALUES
WE WANT TO BE THE FIRST CHOICE PARTNER FOR TELECOMS INFRASTRUCTURE BUILDS AND DESIGN SUPPORTING OUR CLIENTS AND THEIR CUSTOMERS.
Faster Connectivity For Everyone
We believe your fibre connectivity should not depend on where you live or work. We aim to increase connectivity across both rural and urban areas.
Investing In The Future
We will invest in our people, technology and tech office functions as well as providing the latest industry training ensuring you always have the best people for the job.
Integrity and Transparency
Our services will always be provided in a clear and transparent manner, with a first right time approach.
THE CORE TO OUR CONTINUED SUCCESS IS OUR PEOPLE WE SUPPORT, TRAIN AND GROW OUR TEAM ENSURING YOU ALWAYS HAVE THE BEST PEOPLE FOR THE JOB.
Our business is built on the core principles of respect and care for our employees. We strive to build an environment where our people feel safe and respected, valued and recorded for their hard work and loyalty.
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.
Unit 1 is in a prominent position on the entrance to the development, adjacent to Bell Close.

Recently-built business unit 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.

ACCOMMODATION

TOTAL AREA 3,025sqft / 281sqm

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)

LEASE TERMS:

Available from MARCH 2025. The property is offered on new, flexible leasehold terms at an initial rent of £26,000pa +VAT.

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
To find out how what rates will be payable annually, there is a business rates estimator service on the website.

ENERGY PERFORMANCE:

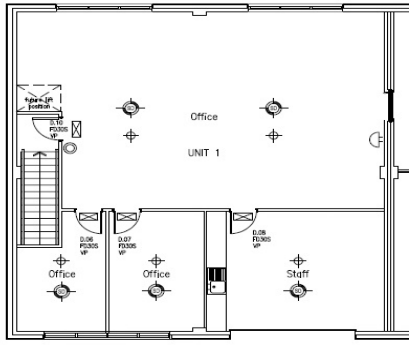
The Energy Performance Rating for this property is:
Unit 1 - C64

VIEWING AND CONTACT INFORMATION:

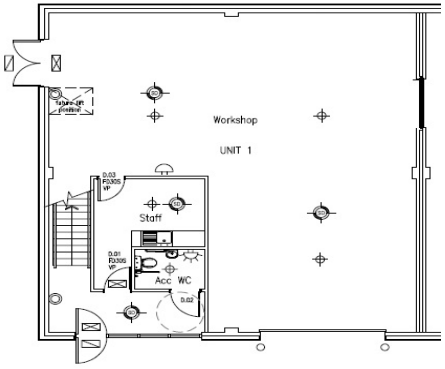
Strictly through Listers. Please contact:-

Gareth Forrest
Leigh Robinson

01752 222135
Email enquiries@listers.uk.com



First Floor



Ground Floor

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