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

TO LET £15,000pa

Listers
PROPERTY CONSULTANTS

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 in Reynolds Park include: Uni-Lec Electrical Contractors, Absolute Product Design Ltd and Ocean Publishing.

DESCRIPTION:
A two-storey hybrid business unit in a terrace of eight units, of block construction with profile steel elevations under a mono-pitch roof with double-glazed windows to the front elevation and a manually operated roller-shutter door, fitted out to a high standard.
The ground floor comprises entrance foyer, L-shaped workshop with suspended ceilings and LED lights throughout. A mezzanine floor provides a smart open plan office, originally two offices now combined, with windows to either side. The roller shutter has been enclosed but could be accessed if required. Staff welfare and DDA compliant WC are installed at ground floor.
Externally, there is allocated parking.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor	990	92
First Floor	863	80
Total	**1,853**	**172**

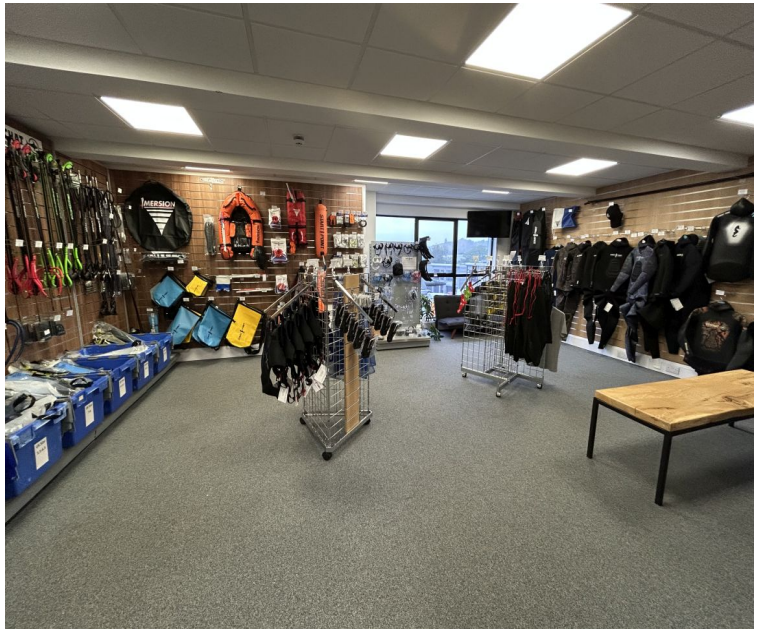
LEASE TERMS: (subject to contract)
The property will be available, subject to lease end, from August 2026, by way of a new lease on tenants' FR&I terms at an annual rent of £15,000pa.
All the above rentals are quoted exclusive of VAT. Each party to bear their own legal costs.

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 £22,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The rating for this property is B(49).

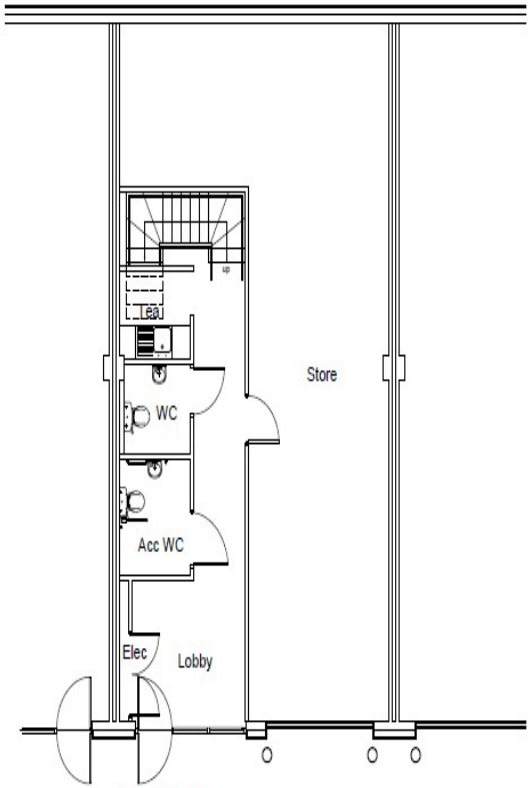
ANTI-MONEY LAUNDERING:
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:
Please contact:-
Gareth Forrest | 01752 858192 | Email gareth@listers.uk.com

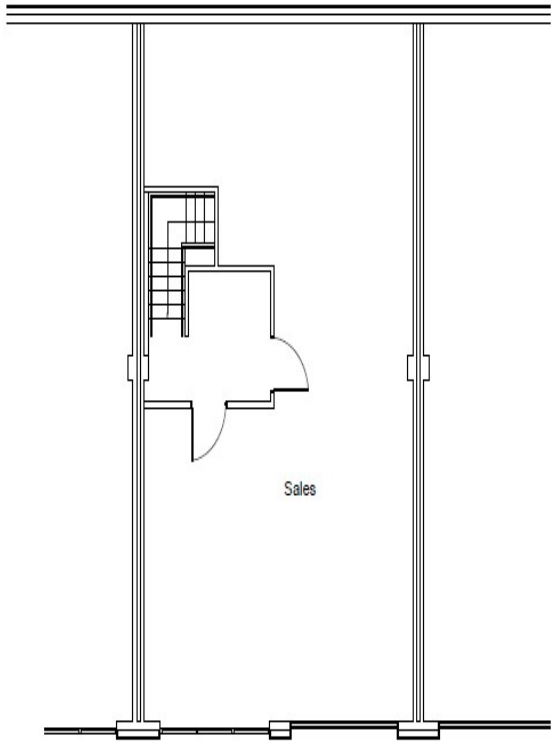


START POINT
Find us upstairs
BEUCHAT

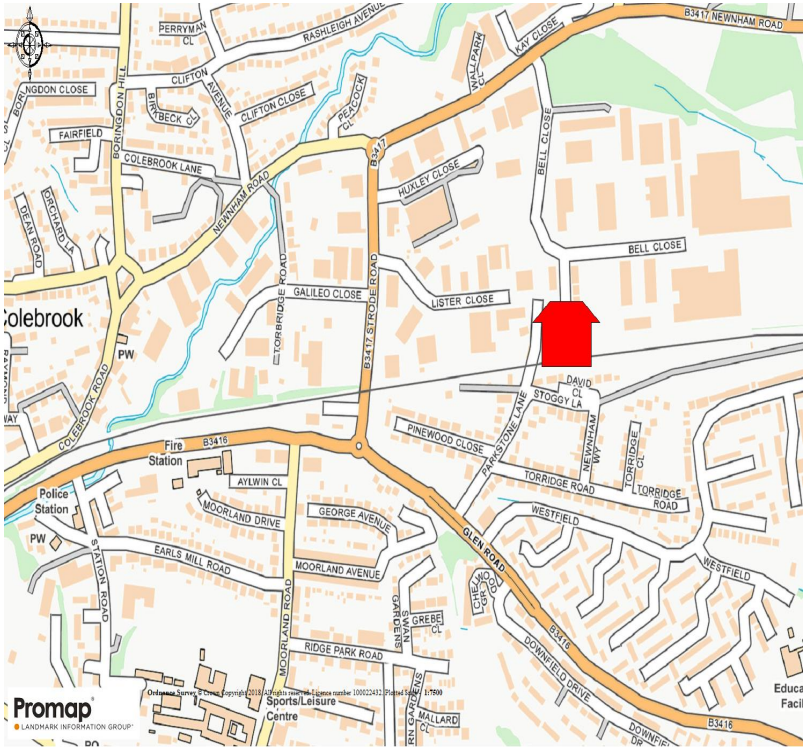
KNIVES



Ground Floor Plan



First Floor Plan



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