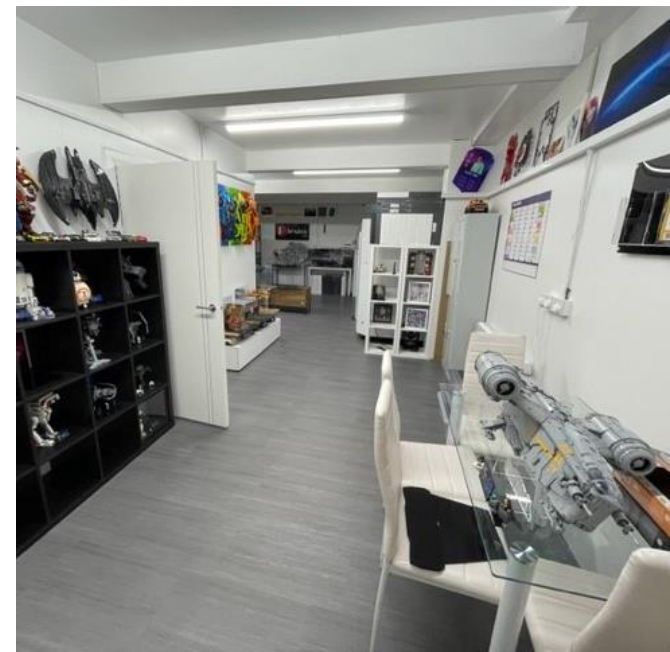
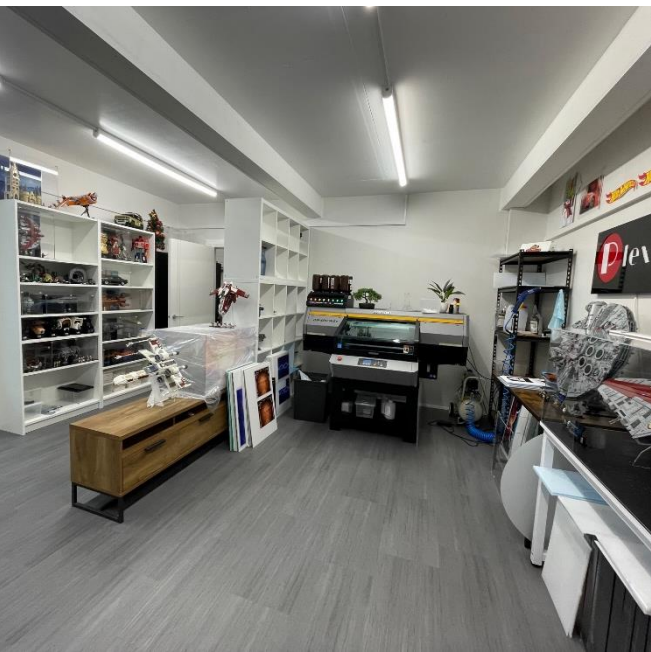




**FOR SALE – Freehold Industrial Unit**      **£330,000**  
**17 Plympton Park, 10 Bell Close, Plymouth PL7 4FD**





### Summary

- Immaculate Freehold Modern Industrial unit
- 56-Panel Solar Array
- Parking
- Available immediately

### Location

Newnham lies 5 miles east of Plymouth city centre, to the north of Plympton and offers good access to the A38(M5).

Bell Close is principally industrial with a number of smaller trade counter and warehouse units. Nearby occupiers include Morris Engineering, Co-Op distribution, Bradfords, Gardner European and Aldermans.

### Description

The property comprises a two-storey, terraced industrial / warehouse / trade-counter unit, of brick/block construction with profile steel elevations under a pitched roof incorporating translucent daylight panels, double-glazed windows to the front elevation and an electrically operated roller-shutter door (4.6m high x 3.2m wide). The minimum eaves height to underside of fillet is 6.1m and max to eaves is 7m.

An entrance foyer/reception with access to storage area/possible trade counter leads through to a clean workshop area, office, welfare area and accessible WC. A mezzanine floor has been fitted to half the first floor with engineered wood laminate flooring. Modern LED lighting has been installed throughout.

Externally, the property offers 3 parking spaces and a loading apron, directly to the front.

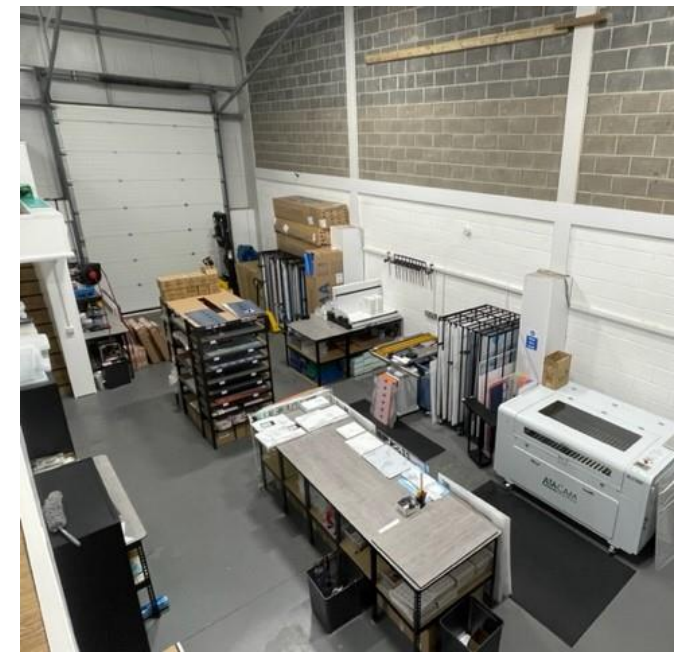
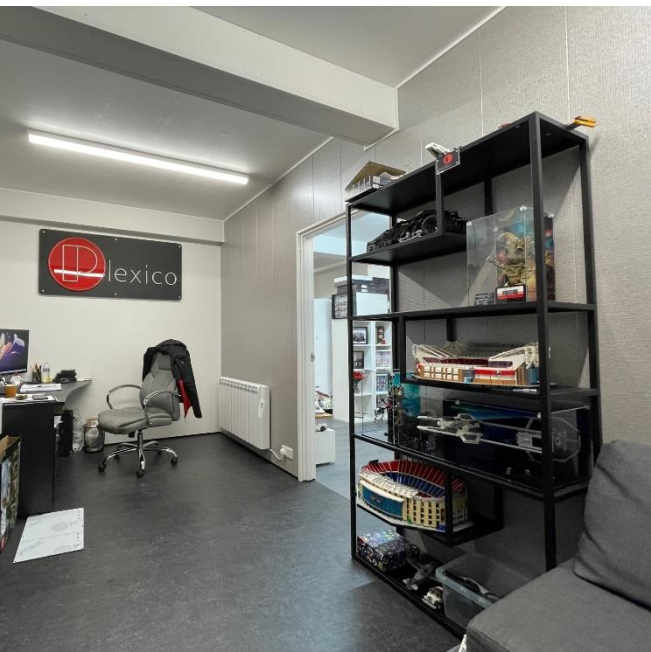
### Accommodation (Measured on a gross internal area basis)

Ground Floor:	172m <sup>2</sup> / 1,852ft <sup>2</sup>
First Floor:	88m <sup>2</sup> / 947ft <sup>2</sup>
<b>TOTAL:</b>	<b>260m<sup>2</sup> / 2,798ft<sup>2</sup></b>

### Solar

A 56-panel solar array system has been installed on the southern roof (in 2022) with 3 x 3 Kw Growatt inverters with XX years warranty. An EV charging point has been fitted.





### Services

Mains water, gas, drainage and 3 phase electricity are supplied to the property.

### Energy Performance

Energy Rating: D93. Agents note: the EPC has not been updated since the solar array was installed.

### Terms of Availability (subject to contract)

The property is available Freehold with Vacant possession. Offers invited on £330,000 + VAT.

### Business Rates

Rateable Value (2023):	£20,250
UBR multiplier 2023/24:	51.2p in the £

### Planning / Use

The permitted use is B1 light industrial/office and B8 storage/distribution. Other Class E uses may be permitted without Planning Consent.

Title Covenants prohibit all Motor Trade within the estate.

### Agent's 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.

All prices quoted excludes VAT where applicable at the prevailing rate.

### Viewing

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