



12 REYNOLDS PARK, 8 BELL CLOSE, PLYMOUTH PL7 4FE

TO LET £12,000pa.intl.excl

Listers
~ PROPERTY CONSULTANTS

LOCATION:

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:

Modern mid-terraced two-storey 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 2.95m wide x 5.1m high. Min. eaves height of 5.26m. The accommodation has been partitioned to offer warehouse/store, 3 offices, kitchenette and 2 WCs. Externally there is parking for one car plus delivery apron.

Note: Restrictive covenant NO MOTOR TRADE PERMITTED.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor	1,002	93
Total	1,002	93

LEASE TERMS:

Available FROM JULY 2024, offered to let on new flexible leasehold terms at an initial annual rent of £12,000pa + VAT.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £15,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (64).

VIEWING AND CONTACT INFORMATION:

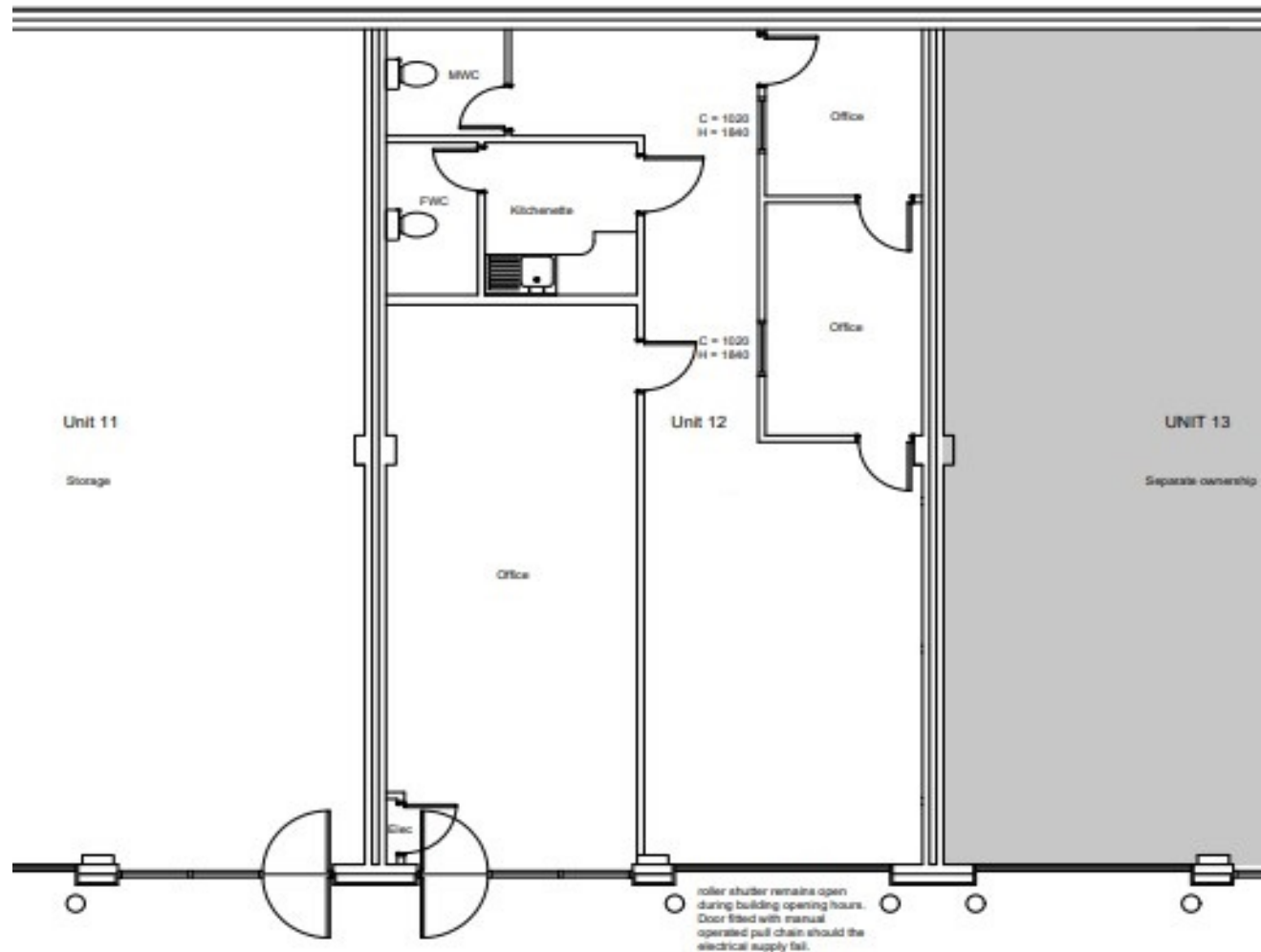
Strictly through Listers. Please contact either:-

Gareth Forrest on 01752 222135

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