



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

TO LET

Listers
PROPERTY CONSULTANTS

LOCATION:

A modern two storey hybrid industrial warehouse in Reynolds Park situated on the popular and established Bell Close Estate at Newnham. The estate accommodates numerous local and national users, including Global Tint, Brailey Hicks, Spear Fishing etc The development is conveniently located with good access to Plymouth and the A38 Devon Expressway.

DESCRIPTION:

This industrial unit of block construction with profile steel elevations, set under a mono-pitched roof with double glazed windows. Insulated Electric roller shutter door (5.25m x 4.04m) to front elevation with additional roller shutter to southern elevation (2.11 x 1.89m) leading to shared fenced lane / rear open storage area.

Parking to the front elevation via glazed pedestrian door into the warehouse currently subdivided into three areas (potential to combine subject to landlord consent). The production areas benefit from suspended ceilings with recessed LED lights throughout, concrete floors. To the front inside the main roller shutter full height storage area (potential to load to first floor mezzanine). A WC with shower are located on the ground floor. The first floor mezzanine is currently fitted as an open plan office with two further suites, LED lights throughout.



SCHEDULE OF ACCOMMODATION:

The property is serviced from BT installed IT, CAT V networking throughout, alarm system and CCTV.

2,797 sqft (260 sqm)

SERVICE CHARGE:

The service charge for Unit 2 was £1,200 for 2023/4 and subject to annual review.

TENURE / LEASE TERMS:

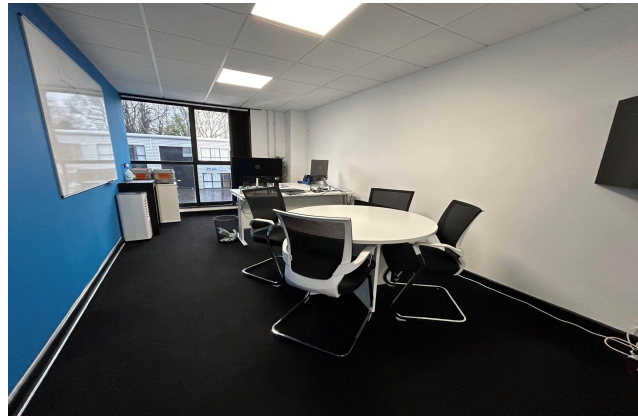
New FRI lease terms are available from £26,000+VAT per annum.

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 £33,250.

The business rates are currently based on Unit 1 & 2 as a combined Industrial Unit.

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 C74.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest
Ifan Rhys-Jones

01752 222135

Email enquiries@listers.uk.com





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