



**PART OF FIRST FLOOR, 3 ALDER COURT, BELL CLOSE,
NEWNHAM, PLYMOUTH, PL7 4JH
TO LET £8,000pa +VAT**

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Plympton is a mixed residential and business suburb 5 miles to the west of Plymouth city centre, with its own district shopping in a traditional high street. Bell Close is a mainly light industrial estate with new developments of small business units as well as traditional warehouses. It is conveniently situated for the A38, which links Cornwall and Plymouth to the M5 at Exeter, 35 miles to the east.

DESCRIPTION:

Part of smart, modern first floor offices on the end of a terrace of hybrid units with lots of natural light. The self-contained office suite includes suspended ceilings incorporating vdu-compatible lighting, with tea point and toilet. The communal hallway is served by a passenger lift, making the accommodation accessible-compliant.

Externally there are two dedicated parking spaces.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Area 1	561	52.12
Area 2	201	18.67
Total	762	70.79



LEASE TERMS:

Our client is looking to sublet a self-contained office suite at an annual rent of £8,000pa +VAT.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

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 £9,300. 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 (51).

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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