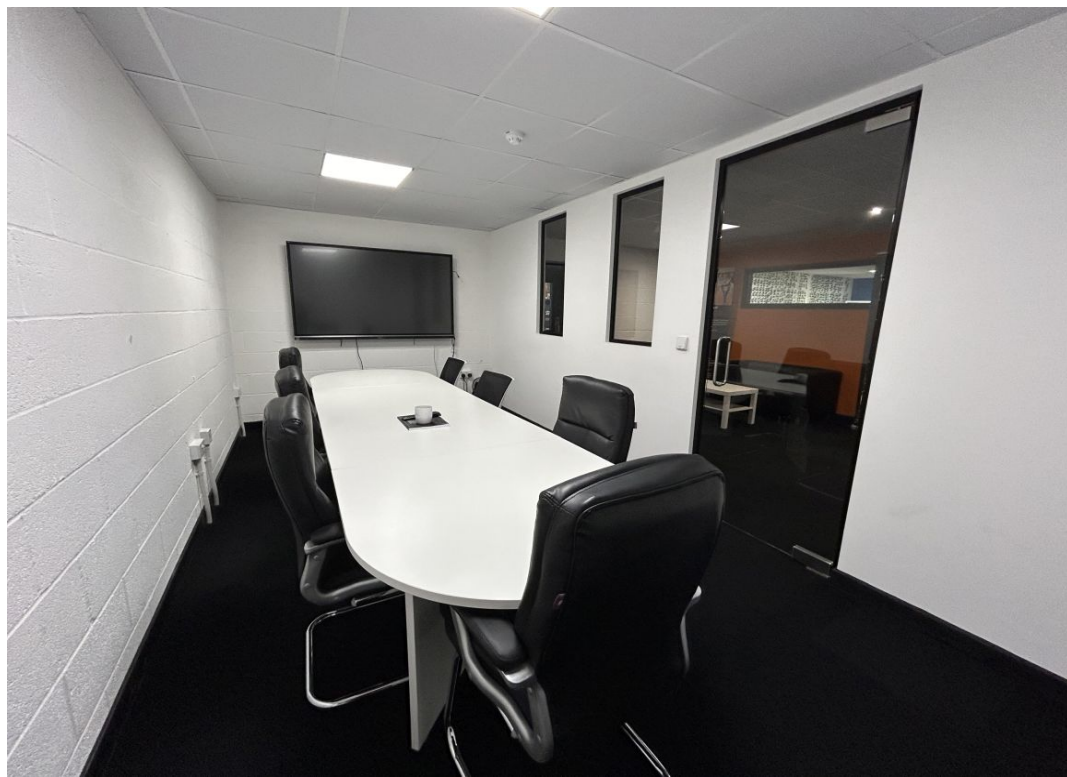




1 REYNOLDS PARK, 8 BELL CLOSE, PLYMPTON, PLYMOUTH, PL7 4FE

AVAILABLE TO LET £26,000pa + VAT

Listers
PROPERTY CONSULTANTS



LOCATION & DESCRIPTION:

Reynolds Park is conveniently situated for access to Plymouth and the A38 Devon Expressway, on the established Bell Close Estate at Newnham. The estate accommodates numerous local and national users, including Global Tint, Brailey Hicks, Spear Fishing.

Unit 1 is in a prominent position on the entrance to the development, adjacent to Bell Close.

Recently-built business unit set in a well maintained private industrial park, of block construction with profile steel cladding, mono-pitch roof and additional fenced yard storage.

Unit 1 comprises reception, production area, fitted with a suspended ceiling & LED lighting, DDA-compliant WC. At first floor grade 'A' offices and staff welfare are provided. The principle roller shutter (5.26m x 4.4m) opens onto front apron. A single height roller shutter (1.89m x 2.11m) to the side leads out to a fenced storage compound.

ACCOMMODATION

TOTAL AREA 3,025sqft / 281sqm

SERVICES:

Mains water, drainage and three-phase power are supplied. The property is serviced with BT-installed IT, CAT V network cabling, alarm system and CCTV.

**ESTATE SERVICE CHARGE:**

£2,400pa +VAT (2024)

LEASE TERMS:

Available from MARCH 2025. The property is offered on new, flexible leasehold terms at an initial rent of £26,000pa +VAT.

Each party is to bear their own legal costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search
Rateable Value (2023 assessment): Unit 1: £33,250
To find out how what rates will be payable annually, there is a business rates estimator service on the website.

ENERGY PERFORMANCE:

The Energy Performance Rating for this property is:
Unit 1 - C64

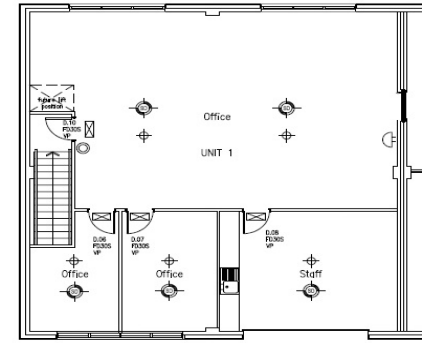
VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

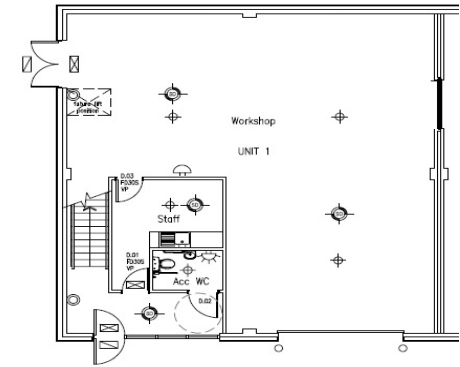
Gareth Forrest
Leigh Robinson

01752 222135

Email enquiries@listers.uk.com



First Floor



Ground Floor





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