

TO LET

Listers
PROPERTY CONSULTANTS

Modern Hybrid Unit

16 Reynolds Park, 8 Bell Close, Plymouth PL7 4JH

1,012 ft² / 94 m²

Warehouse / industrial / production unit



Tel: 01752 222135
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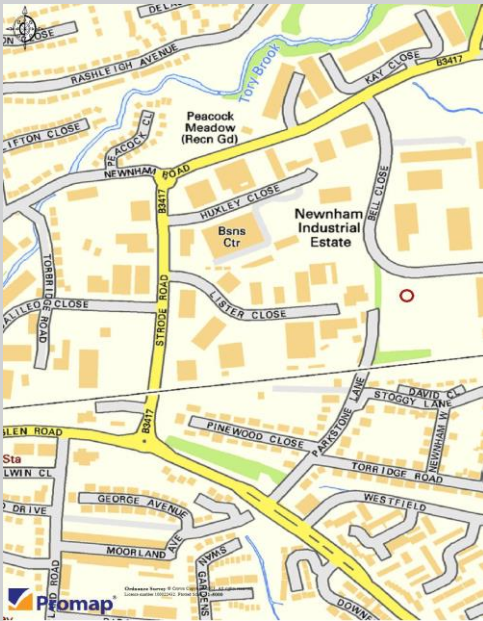
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Location

The property is 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.

The subject property lies in the most prominent position on the corner, at the entrance.



Description

The property comprises a two-storey end of terrace 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 full height roller-shutter door. Mezzanine floor installation is possible, subject to consents. Toilet facilities have been installed.



To the side of the property lies a strip of grass amenity space which may provide additional storage/parking.



Services

The following services are supplied:
3-phase power
Mains water & mains drainage.
EPC: not assessed (unheated store)

Accommodation

Measured on a gross internal area basis:
Ground Floor 94 m² / 1,012 ft²

Business Rates

Rateable Value 2017: £7,400
UBR multiplier 2020/21: 51.2p in the £

Terms of Availability (subject to contract)

The property is held on a virtual freehold and is offered to let on flexible leasehold terms at an initial annual rent of £12,500pa.

Viewing

The property is available from September 2020. Viewing is possible with the tenant's co-operation and subject to social distancing measures by appointment with the sole agent Listers, preferably during normal business hours.

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