Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

To Let

£27,500 pax

Unit 12 Bell Park, Bell Close, Newnham Industrial
Estate, Plympton, Plymouth, Devon, PL7 4TA

3,809 Sq Ft
(353.9 Sq M)

Summary

- Prominent end of terrace industrial unit
- First floor offices
- Located on the popular Newnham Industrial Estate
- Parking to front
- New lease
- Three phase electricity supply

Location:

Bell Park occupies a prominent position on Bell Close which is located directly off Newnham Road on Newnham Industrial Estate, Plympton. It is situated within 6 miles of Plymouth City Centre and benefits from good regional road communications. Access is available from the A38 at either Marsh Mills or Plympton Deep Lane. Bell Park occupies a prominent position on Bell Close in the established commercial district of Plympton. This is a popular commercial area.

Description:

The popular estate comprises a total of 23 industrial units arranged in five separate blocks. Unit 12 is arranged as industrial warehouse space with roller shutter door and several office/store rooms and WCs to the ground floor to the first floor there is further office accommodation, kitchenette and WCs, this area is accessed via a separate personnel door. There is demised car parking directly outside the unit and in addition the estate also benefits from 40 visitor car parking spaces.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Ground floor	274.31	2,953
First floor	79.52	856
Total	353.83	3,809

Service charge:

A service charge is levied for the upkeep and maintenance of the estate. Please enquire for further information.

Services:

We understand that mains three phase electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

E (103).

Business rates:

From a visit to the valuation office website (www.voa.gov.uk) we understand that the current rateable value is £20,750 effective from 1st April 2023. Therefore making the approximate rates payable £10,354 per annum for 2023/2024. Interested parties are advised to confirm the rating liability with Plymouth City Council.

Contact our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

The Tenant will contribute £900 + VAT towards the Landlord's legal costs.

VAT:

The property has been registered for VAT and will therefore be chargeable at the usual rate where applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.
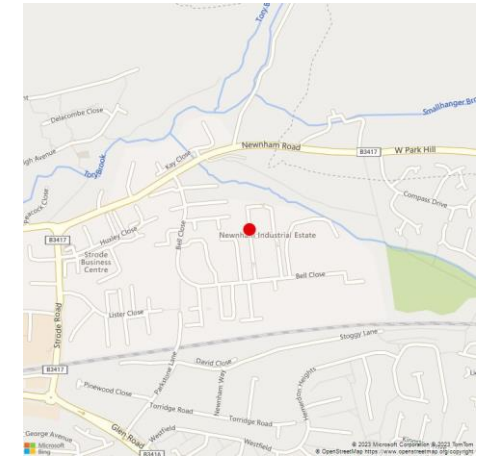
CONTACT THE AGENT

Anna Jackson

Tel: 07841 150718

Email: ajackson@vickeryholman.com

Joanne High

Tel: 07525 984443

Email: jhigh@vickeryholman.com

📍 Plymouth Office

Plym House, 3 Longbridge Road, Plymouth, Devon, PL6 8LT