



To Let

Unit 2, Joshua Park,
Bell Close, Plympton,
Plymouth, PL7 4AA

Newly constructed warehouse / office unit
located in a popular industrial estate

Total unit size 190 sq m / 2035 sq ft

4 Car parking spaces

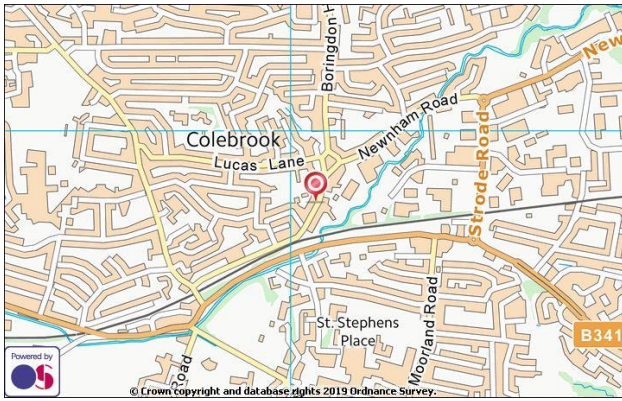
Asking rent £16,500 pax

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



Location & Description

Joshua Park is situated off Bell Close within the established Newnham Industrial Estate in Plympton. Approximately half a mile north of the Ridgeway, Plympton's main retail centre and one and a half miles east of Marsh Mills roundabout / the A38 dual carriageway. Plymouth city centre is located approximately 6 miles by road to the west. Newnham Industrial Estate is one of the principal industrial estates in Plympton, a significant residential suburb of Plymouth having in excess of 30,000 inhabitants.

The subject premises comprise a newly constructed light industrial unit forming part of a terrace of similar properties. The ground floor comprises a reception area with WC facilities and a useful workshop with kitchen area. The first floor is configured as an open plan office with a dual aspect.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground Floor	96.44 sq m	1,038 sq ft
Mezzanine	92.64 sq m	997 sq ft
Total:	189.08 sq m	2,035 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £16,500 PAX.

Rateable Value

With this being a new build unit, we recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is B (50).

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. *We have been informed that this property has not been elected for VAT, therefore no VAT will be charged on the rent / purchase price. However, we suggest all interested parties make their own enquiries.*

Legal Costs

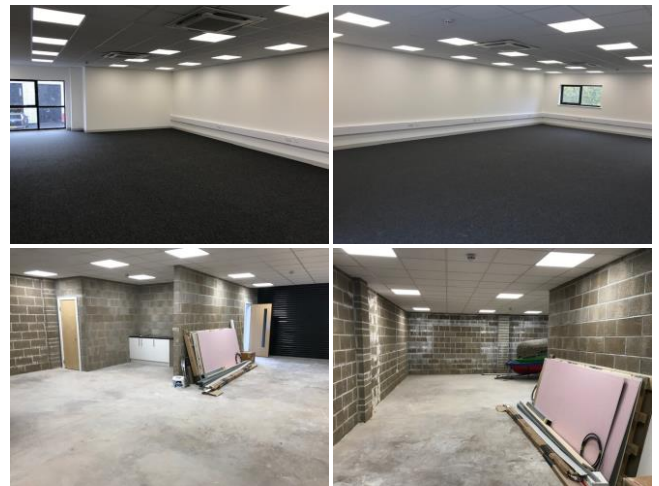
Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 12394



Plymouth Office

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