

TO LET

Unit 7, Reynolds Park

Bell Close, Plymouth, PL7 4FE

1,324 sq ft (123 sq m)



- Modern business unit
- New lease
- Warehouse/offices
- Allocated Parking
- Rent - £14,000pax
- Available end of March 2019

Bruton Knowles

Plumer House, Tailyour Road, Crownhill, Plymouth, PL6 5DH

01752 936101

Unit 7 Reynolds Park

LOCATION

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

Reynolds Park is situated on the popular and established Bell Close Estate at Newnham, Plympton, Plymouth. The estate accommodates numerous local and national users, including Global Tint, Pyramid and Spot On Services. The development is conveniently located with good access to Plymouth and the A38 Devon Expressway

DESCRIPTION

The property comprises a terrace of two-storey industrial / warehouse / trade-counter unit, of block construction with profile steel elevations under a mono-pitch roof with double-glazed windows to the front elevation and an electrically operated roller-shutter door.

The accommodation provides a warehouse/workshop with disabled WC to the ground floor and kitchen/welfare area, further WC and three offices to the first floor.

Externally there is parking for up to 6 vehicles immediately to the front elevation of the premises

ACCOMMODATION

	Sq ft	Sq m
Ground floor industrial/warehousing	668	62.1
First floor office and ancillaries	654	60.8
Total (GIA Approx)	1,324	123

RATES

The property has been assessed as WORKSHOP AND PREMISES and have a Rateable Value of £8400 pa. Interested parties are invited to make their own enquiries in respect of their liability.

ENERGY PERFORMANCE CERTIFICATE

Rating – B -44

VAT

All figures quoted are subject to VAT.

TERMS

The premises are available by way of new lease, length negotiable, preferably no less than 5 years on tenant full repairing and insuring terms at an initial rent of £14,000 per annum.

VIEWING

By appointment with the SOLE AGENTS



CONTACT

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Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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