



Well Located Industrial Premises on Popular Estate | Yard area to the front of the property | Additional land and new build option onsite |
Size 3,783.6 sq m (40,716 sq ft), Mezzanine 752.6 sq m (8101 sq ft) may consider splitting.

8 & 9 Bluewater Estate, Bell Close, Plympton, PL7 4JH
Annual Rent £295,000 pax

ALL ENQUIRIES

A0940

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TO LET

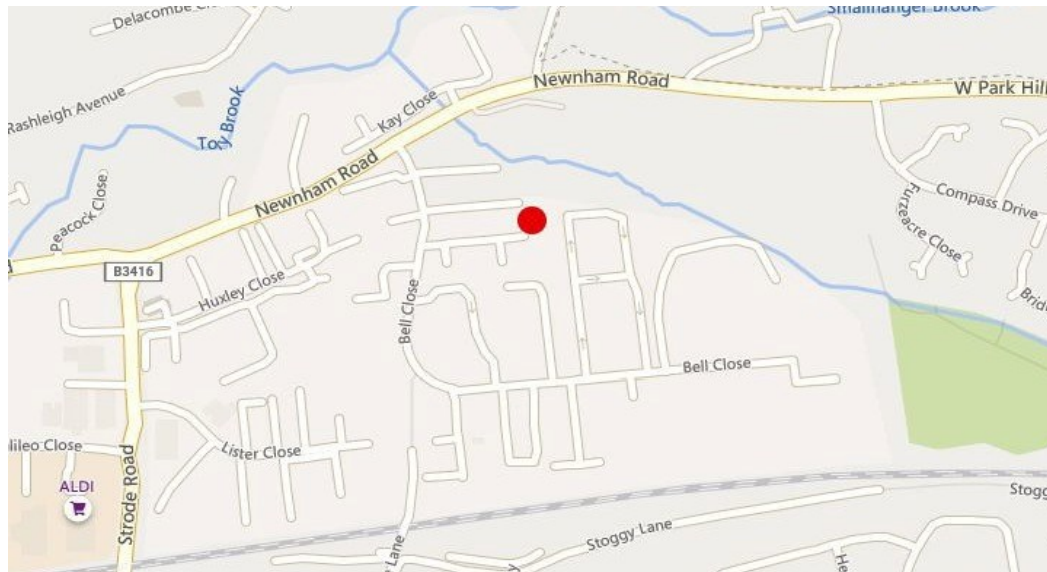


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Photos



Location



The property is located in one of Plymouth’s key suburban centres, within the largest city in Devon and Cornwall. Plymouth benefits from a residential population of approximately 250,000 and a wider catchment of around 350,000 people, making it a vibrant and thriving hub for business.

The city is a major administrative, educational, retail, and tourist destination in the South West, attracting both local and regional investment. Excellent transport connections include direct road access west into Cornwall and east to the M5 at Exeter, ensuring strong regional and national connectivity.

Situated at the eastern end of Bell Close, the property forms part of the well-established Newnham Industrial Estate, one of the area’s most recognised business locations. The estate lies just 2 miles north of the Deep Lane/Langage junction of the A38, with immediate access via the B3416 – providing excellent links to Plymouth city centre, the wider South West, and beyond.

The site enjoys a strategic position, bounded by established industrial occupiers to the west, a railway line to the south, residential housing to the east, and Newnham allotments to the north. This setting combines accessibility with a strong commercial environment.

Newnham Industrial Estate is a well-regarded business and trade location, home to a diverse mix of high-profile occupiers. Current tenants include The Cooperative Group, Bradfords Building Supplies, ATS Euro-master, Chaplins, Viridor, Belgrave Commercials, Brewers, Hall Graves Lee, Alderman Tooling Ltd, Morris Engineering, and Burdens Civils. This strong tenant mix underlines the estate’s appeal as a proven and successful trading location

Power

We understand that the estate currently benefits from 500 KVA of power

Description

The available premises comprise an end-of-terrace industrial unit constructed with half brick and half profile metal clad elevations, beneath a pitched insulated roof incorporating translucent roof panels for natural light. The building offers a modern and functional space suitable for a variety of industrial, warehouse or trade counter uses.

Internally, the unit has been divided into two separate working areas by a lightweight, demountable partition wall, allowing flexibility for occupiers who may require dual operational zones or a combined larger space. Access to the unit is provided via two full-height electric roller shutter doors located on the front elevation, each benefiting from a canopy overhang to provide shelter for loading and unloading activities in adverse weather. A dedicated service yard directly in front of the unit provides excellent loading provision, vehicle manoeuvrability, and on-site parking.

To the front of the building is a single-storey office section, predominantly open-plan in layout, with a welcoming reception lobby. The office area is fitted to a good standard, with carpeted flooring, perimeter trunking, LED lighting, and ample natural light. Above the office accommodation, there is a mezzanine floor offering additional storage or potential for further office expansion. WC facilities are located at both ends of the building, providing convenience for multiple occupancy or operational zones. The wider estate benefits from generous circulation space, ample parking provisions, and a secure, well-maintained environment

Accommodation

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal area. The floor areas are approximate and for guidance purposes only.

Floor	Sq Ft	Sq.m
Unit 8 & 9	40,716	3,783.6
Unit 8 Mezzanine	8,101	752.60

Planning Permission

Planning Permission has recently been agreed for two new units totalling 3530 sqm (37,999 sq ft) on the southern elevation of the site. Unit 1 comprising of 774 sqm and unit 2 comprising 2756 sqm, Full details can be found on Plymouth City Council planning portal under application 25/00466/out.

Floor Plan



Energy Performance

EPC Rating Unit 8,8A & 9	B (44)
EPC Expiry Date	16.05.2033

Business Rates

We understand that the property is shown in the 2023 Rating List as having a rateable value of £140,000. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

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 £295,000 PAX.

Service Charge

The landlord recovers the costs of common services provided through a service charge. This service charge is currently running at £1psf. For further information on what is included within this charge please contact the marketing agents for further details.

Legal Costs & VAT

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

Other

In line with The Money Laundering Regulations 2017, Monk and Partners are obligated to verify ID for all clients that are conducting property transactions through the Company.

Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Contact

For further information or to arrange a viewing please contact the joint agents.

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