



BLUEWATER ESTATE

BELL CLOSE, PLYMOUTH PL7 4JH

REFURBISHED INDUSTRIAL UNIT
TO LET - 48,817 sq ft (4,534 sq m)



MONK
&
PARTNERS





WELL-LOCATED MODERN INDUSTRIAL PREMISES TO LET

A modern, functional warehouse with office accommodation, extensive service yard, and potential for **new build expansion** on adjacent land. Part of the popular and established **Bluewater Estate** in Plymouth.



KEY FEATURES

48,817 sq ft

TOTAL AREA
(4,534.2 SQ FT)



FULL HEIGHT ROLLER
SHUTTER DOORS



GENEROUS SECURE
YARD AND PARKING



High spec

END TERRACE UNIT
BLUEWATER ESTATE



500KVA

HIGH POWER
SUPPLY TO ESTATE



£295,000

ANNUAL RENT
PAX

PRIME COMMERCIAL LOCATION

SatNav: PL7 4JH

W3W: ///tried.tulip.habit

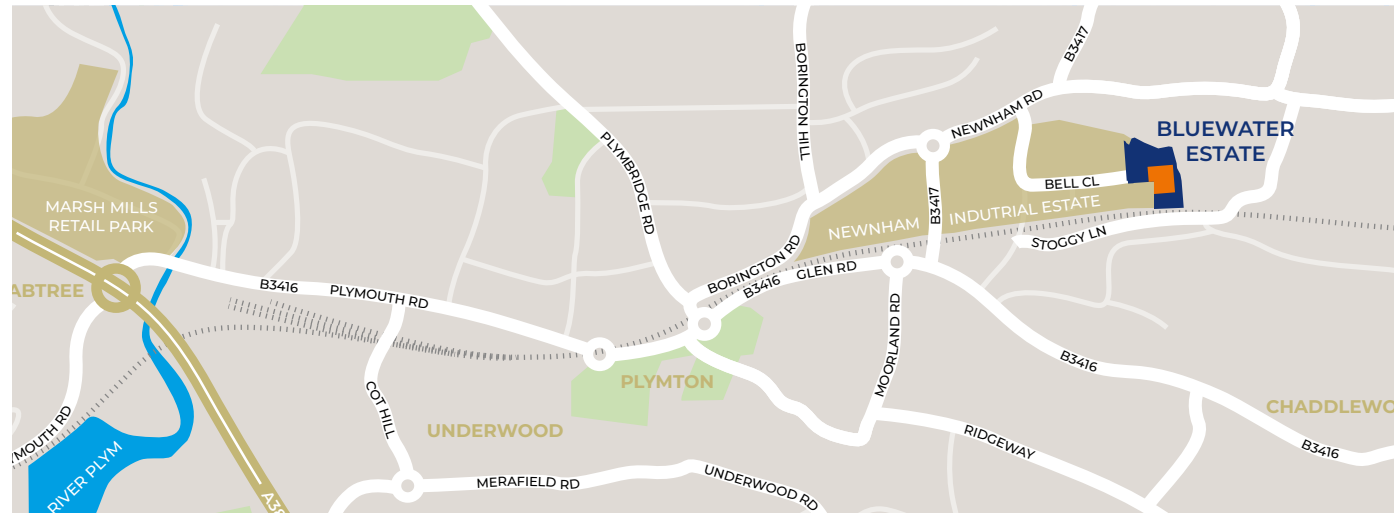
Bluewater Estate is situated within the well-established Newnham Industrial Estate, one of Plymouth's prime commercial locations.

Located at the eastern end of Bell Close, the property enjoys excellent access to the A38 via the B3416, just 2 miles north of the Deep Lane/Langage junction, providing strong links to Plymouth city centre and the wider South West.

LOCAL CONTEXT

- > Plymouth is the largest city in Devon and Cornwall, serving a population of around 350,000.
- > A major administrative, educational and maritime hub with a strong, diverse economy.
- > Excellent access via the A38 to the M5 at Exeter and into Cornwall.
- > Part of Plymouth's east-side employment corridor with established infrastructure.
- > Mixed commercial and residential setting, providing a balanced and accessible work environment.

NEARBY OCCUPIERS INCLUDE



The site is strategically positioned between industrial occupiers to the west and residential housing to the east, offering easy accessibility and a strong trading environment.

DESCRIPTION

Modern industrial premises with brick and profile metal-clad elevations beneath a pitched insulated roof incorporating translucent roof panels for natural lighting.



INTERNAL SPECIFICATION



FULL HEIGHT ROLLER SHUTTER DOORS WITH CANOPY COVER



OPEN PLAN GROUND FLOOR OFFICES



WC FACILITIES AT BOTH ENDS



MEZZANINE FLOOR SUITABLE FOR STORAGE/OFFICE



LED LIGHTING, CARPETTED OFFICES & PERIMETER TRUNKING

FLOOR AREAS (GIA)	SQ FT	SQM
Unit 8 & 9	40,716	3,783.6
Unit 8 Mezzanine	8,101	752.6
Total	48,817	4,534.2

Measured in accordance with the RICS code of measuring practice on a gross internal area. Floor areas are approximate and for guidance purposes only.

FURTHER INFORMATION

PLANNING

Planning permission has been granted for new industrial units totalling a **maximum area of 37,996 sq ft (3,530 sqm)** on the southern side of the Bluewater Estate, with approved B2 and B8 uses. The developer offers significant flexibility in how the site can be configured.

The landlord is open to tailoring the space to meet specific occupational requirements - early engagement is encouraged to explore bespoke solutions that align with your operational needs, fit-out preferences, and delivery timelines. The planning also includes provision for generous allocated parking, ensuring practical access and convenience for both units.

Additional information available on request.

TENURE

Available by way of a **new FRI lease**, term negotiable.

- > Rent: **£295,000 per annum** exclusive
- > Service Charge: **Approx. £1 per sq ft**
- > EPC: **B (44)** - expires 16 May 2033
- > Business Rates (2023): **Rateable Value £140,000**

LEGAL COSTS

Each party to bear their own legal and professional costs.

AML REGULATIONS

The letting agents are required to verify ID for all clients under The Money Laundering Regulations 2017.

ENQUIRIES

JOINT LETTING AGENTS



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Design by Diablo: diablodesign.co.uk | BR01 October 2025



NOTE: Roof replacement completed October 2025. PV panels to be reinstated.

