

IMAGE  
TO  
FOLLOW

## *New Units*

### **Units SP1 & SP2 Bluewater Estate, Bell Close, Plympton, Plymouth, PL7 4JH**

960 sqm – 2,085 sqm (10,333 sqft – 22,443 sqft) approx.

- Proposed New Industrial/Warehouse/Trade counter Units
- Available Autumn/Winter 2022
- Established and popular estate

# TO LET

All Enquiries

A0923

4 The Crescent, Plymouth, Devon PL1 3AB

**Tel: 01752 255222**

Email: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)



# Units SP1 & SP2 Bluewater Estate, Bell Close, Plympton, Plymouth, PL7 4JH

## SITUATION:

Bluewater Estate is located on the established and popular Bell Close Estate in the Newnham Industrial area of Plympton, with good access onto the A38 Devon Expressway linking to the M5 in the East and Cornwall to the West via the Marsh Mills and Deep Lane junctions.

## DESCRIPTION:

The two proposed new units are to be constructed on an elevated site within the Bluewater Estate and will provide two high quality industrial/warehouse units with 6m minimum eaves height and each with their own generous yard and parking areas. Offices, welfare and WC's facilities will be fitted within each unit including sectional roller loading doors together with solar PV panels on the roof.

## ACCOMMODATION:

*(All dimensions and areas are approximate)*

Unit SP1	1,125 sqm	(12,110 sqft)
Unit SP2	960 sqm	(10,333 sqft)

## SERVICES:

Mains electricity (3 Phase), water and drainage will be connected to each unit.

## BUSINESS RATES:

To be assessed.

## USE:

Permitted uses will include B1 (E), B2 and B8.

## TERMS:

The units will be available on new leases drawn on full repairing and insuring terms with lease lengths of 10 years or more subject to negotiation.

## TIMING:

It is anticipated the units will be completed by Autumn/Winter 2022.

## EPC:

Energy Performance Certificates will be provided to comply with current regulations as appropriate.

## VAT:

VAT will be chargeable on the rental and other outgoings.

## OTHER:

Under the Money Laundering Regulations 2017, Monk & Partners will require any purchaser to provide proof of identity along with any other associated documents prior to exchange of contracts.

## VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners  
4 The Crescent  
Plymouth  
Devon  
PL1 3AB

John H Slade, BSc MRICS  
Tel: 01752 255222  
Mobile: 07770 653516  
E-mail: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)

## SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:

[www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

September 2021

