



Offices

Unit 2 and Unit 4 Alder Court, Bell Close, Plympton, Plymouth, PL7 4JH

173.0 sqm – 361.0 sqm (1,860 sqft – 3,885 sqft) approx.

- Quality out of town offices
- Available as a whole or floor by floor
- Flexible terms available

FOR SALE (long leasehold)

or TO LET

All Enquiries
A0958

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: **01752 255222**

Email: johns@monkandpartners.co.uk



MONK
&
PARTNERS

Unit 2 and Unit 4 Alder Court, Bell Close, Plympton, Plymouth, PL7 4JH

LOCATION:

Alder Court 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.



DESCRIPTION:

Good quality, modern office unit(s) situated within the middle of a terrace of hybrid units with good natural light. The specification includes carpeted floor, suspended ceilings incorporating LED lighting, air conditioning cassettes dedicated kitchens and two WCs to each unit. There is lift access to the first floor. Externally there are 8 dedicated parking spaces.

ACCOMMODATION:

All areas and dimensions stated are in accordance with the Code of Measuring Practice:

Ground Floor (Unit 2)	173 sqm	1,860 sqft
First Floor (Unit 4)	175 sqm	1,883 sqft
Total	361 sqm	3,885 sqft

RATEABLE VALUES:

Unit 2	£18,250 (£17,750 from April 2023)
Unit 4	£18,500 (£18,250 from April 2023)

EPC:

EPC Rating A (6)

PROPOSITION:

To sell the long leasehold interest in units 2 and 4 Alder Court. The units are held on separate Titles albeit both are for a term of 999 years from 1st January 2008.

Offers are sought in the region of £215,000 per unit for the long leasehold interests.

The client will also consider letting each unit individually. Terms available upon request.

OTHER:

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

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment via joint 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

Or

Bruton Knowles
Contact: Ashleigh Phillips
Tel: 01752 936101



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

December 2022

