



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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&
PARTNERS**

Photos



Power



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.

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

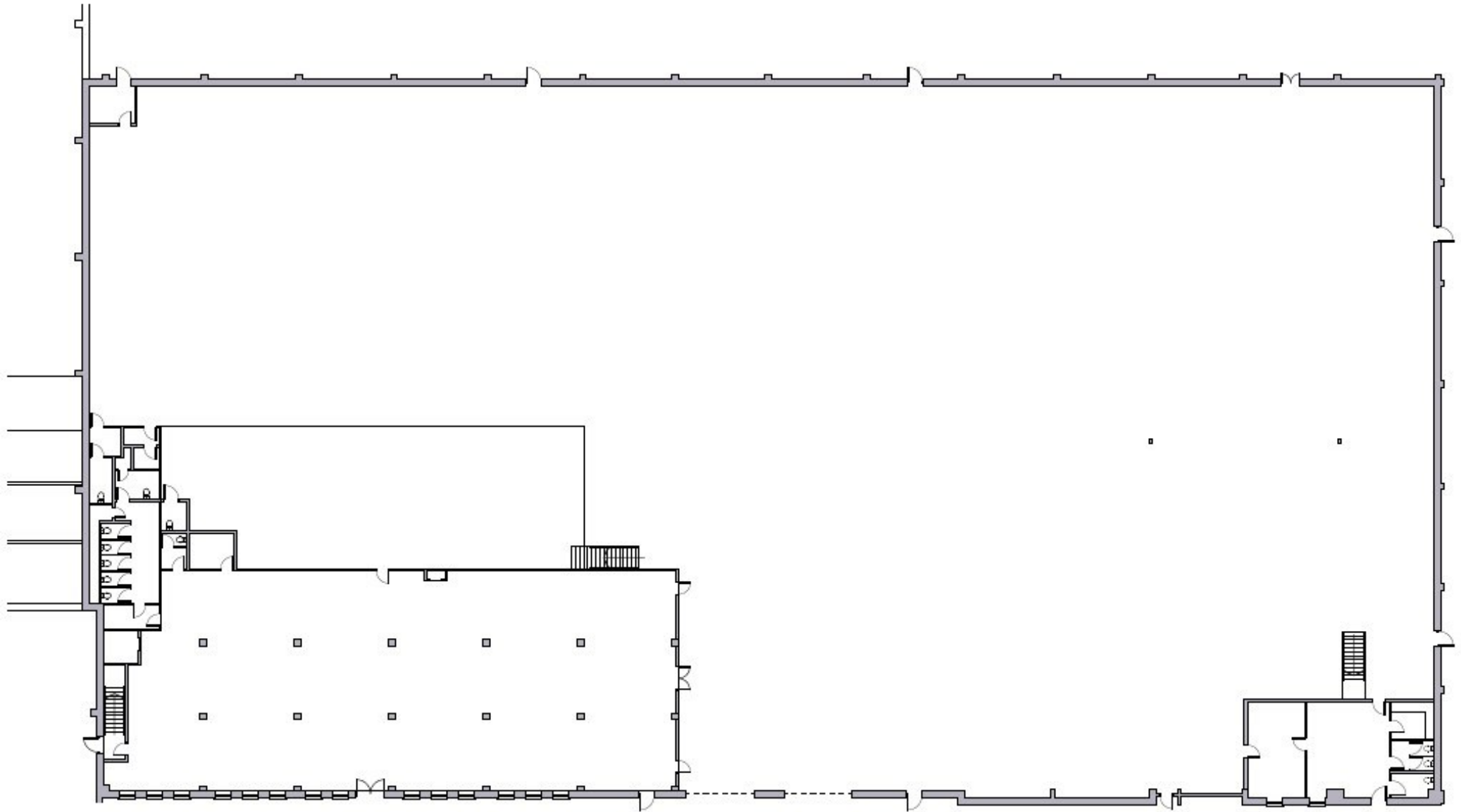
Accommodation

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	752.6
Total	48,817	4,534.2

Planning Permission has recently been agreed for two new units totalling 37,999 sq ft (3530 sqm) on the southern elevation of the site. Unit 1 comprising of 774 sqm and unit 2 comprising 2756 sqm, Full details can be provided, and the landlord is open to discussing new build requirements.

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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