

# UNIT 8, REYNOLDS PARK

PLYMOUTH, PL7 4FE



Sanderson  
Weatherall

Warehouse/Industrial Unit with Yard

# TO LET

1,720 sq ft  
£20,000 per annum **SW**

## DESCRIPTION

The property comprises a terrace of two-storey industrial / warehouse / trade-counter unit, of block construction with profile steel elevations under a mono-pitch roof with double-glazed windows to the front elevation and an electrically operated roller-shutter door. The premises were constructed in the layout presented, with an extended ground floor area that is currently used as a store/workshop area. This area could be repurposed for an alternative use.

The accommodation provides two warehouse/workshop areas with disabled WC to the ground floor. To the first floor is an open plan office/workshop area and a separate office.

Externally to the rear is a secure storage yard with single gated access. Please note the access is over a landscaped, lawned area that forms part of the 'wider estate'. To the front of the premises there is parking for up to 8 vehicles.

## KEY FEATURES

- TO LET
- New lease
- Warehouse / industrial and office accommodation
- £20,000pax



# LOCATION

1,720 sq ft  
£20,000 per annum **SW**



Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

Reynolds Park is situated on the popular and established Bell Close.

# GALLERY

1,720 sq ft  
£20,000 per annum



# ACCOMMODATION

1,720 sq ft  
£20,000 per annum




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Name	sq ft	sq m	Availability
Ground	1,052	97.73	Available
1st	675	62.71	Available
<b>Total</b>	<b>1,727</b>	<b>160.44</b>	

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# MORE DETAILS

1,720 sq ft  
£20,000 per annum 

## RENT

£20,000 per annum

## BUSINESS RATES

Rateable Value: £21,500

Rates Payable: £10,728.50 per annum Based upon the 2023 valuation.

## EPC

C (70)

## LEASE

New Lease

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact



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