



Sanderson  
Weatherall

# FOR SALE / TO LET

MODERN OFFICE SUITE

2 Alder Court  
Bell Close  
Plympton  
Plymouth  
PL7 4JH



Plymouth - 01752 936101  
sw.co.uk



## DESCRIPTION

Modern self contained, ground floor office suite with good natural light. The specification includes air conditioning, suspended ceilings incorporating LED lighting, kitchen and toilets. Fully carpeted and decorated.

There are 3 car parking spaces plus additional shared visitors spaces.

## ACCOMMODATION

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

	Sq ft	Sq m
Offices	1,860	172.80





## TENURE/TERMS

The property is available to let or for sale. Leasehold offers are invited for a new lease of flexible length on effective full repairing basis at an initial rent of £18,000 per annum.

Additionally the long leasehold interest in the property is available for sale at £215,000

## ENERGY PERFORMANCE CERTIFICATE

EPC B36

## BUSINESS RATES

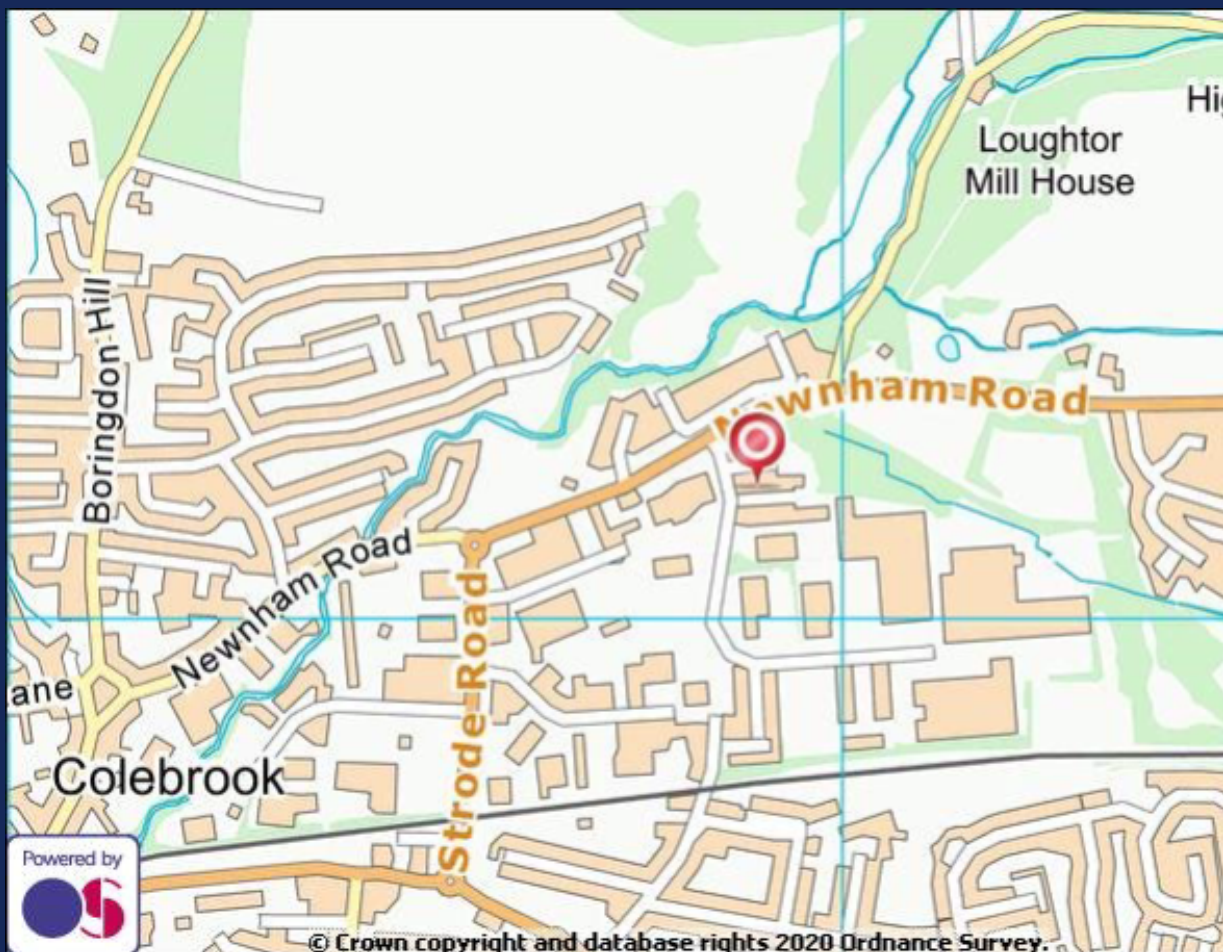
2023 Rateable Value is £17,750

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT where applicable.



## 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 principle industrial estates in Plympton, a significant residential suburb of Plymouth with in excess of 30,000 inhabitants.

## VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Ashleigh Phillips, Ian LeGrice or Heather Branson.

Sanderson Weatherall  
Plumer House  
Tailyour Road  
Crownhill  
Plymouth  
PL6 5DH

T: 01752 936101

E: [ashleigh.phillips@sw.co.uk](mailto:ashleigh.phillips@sw.co.uk)

E: [ian.legrice@sw.co.uk](mailto:ian.legrice@sw.co.uk)

E: [heather.branson@sw.co.uk](mailto:heather.branson@sw.co.uk)



Sanderson  
Weatherall

**Plumer House, Tailyour Road, Crownhill, Plymouth, PL6 5DH**

**01752 936101**

**ashleigh.phillips@sw.co.uk**

**ian.legrice@sw.co.uk**

**heather.branson@sw.co.uk**

**sw.co.uk**