

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

E: ian.legrice@sw.co.uk

E: heather.branson@sw.co.uk





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

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are enoughlete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL