



# For Sale

27 Plympton Park,  
Bell Close, Plympton,  
Plymouth, PL7 4FD

Modern industrial / warehouse unit

Convenient location close to major link  
roads

Total unit size: 220.73 sq m / 2,376 sq ft

5 allocated parking spaces

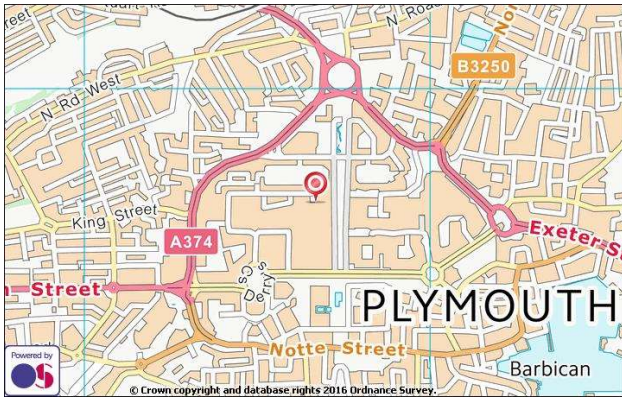
Asking price £360,000

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

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[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)



## Location & Description

Plympton is one of the principal suburban centres within the City of Plymouth, itself the largest City in Devon and Cornwall with a residential population of approximately 250,000, and a catchment population of around 350,000. The city is one of the major administrative, educational, retail and tourist centres in the South West, with road links into Cornwall and east to the M5 at Exeter.

We are delighted to offer to the market this modern industrial / warehouse unit located on Bell Close comprising an open plan warehouse with kitchen and WC facilities. There are five allocated parking spaces with the unit.

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Total: 220.73 sq m 2,376 sq ft

## Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £21,500. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).



## Energy Performance Certificate (EPC)

The EPC rating for the property is E (118)

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

## Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: 14796 (April 2024)



### Plymouth Office

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