



FIRST FLOOR OFFICE SUITE

Alder Court, Bell Close, Plympton, Plymouth, PL7 4JH

BK | Bruton Knowles est. 1862

ALDER COURT, PLYMPTON

Plymouth, PL7 4JH

Bruton Knowles, Plumer House, Tailyour Road,
Plymouth, PL6 5DH

Mark Slade 01752 936101

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RENT £18,000 pax

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 principal industrial estates in Plympton, a significant residential suburb of Plymouth having in excess of 30,000 inhabitants.

DESCRIPTION

Smart, modern first floor offices situated within the middle of a terrace of hybrid units with good natural light. The specification includes carpeted floor, suspended ceilings incorporating LED lighting, air conditioning cassettes dedicated kitchen and toilet.

Externally there is parking for 4 vehicles plus visitors spaces on a first come, first served basis.

ACCOMMODATION

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

	Sq. ft	Sq. m
Total (GIA Approx)	1883	175

ENERGY PERFORMANCE CERTIFICATE

EPC Rating A (6)

VAT

All figures quoted are subject to VAT

TENURE

Available by way of new flexible length lease at an initial rent of £18,000 per annum.

VIEWING

By appointment with the SOLE AGENTS

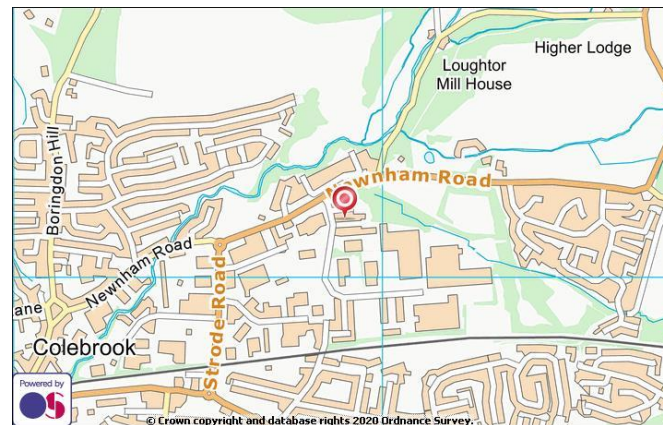
Bruton Knowles

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LOCATION PLAN



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