



MONK
&
PARTNERS

OFFICE UNIT

1a Alder Court, Bell Close, Plympton, Plymouth



49.42 sq m (532 sq ft) approx

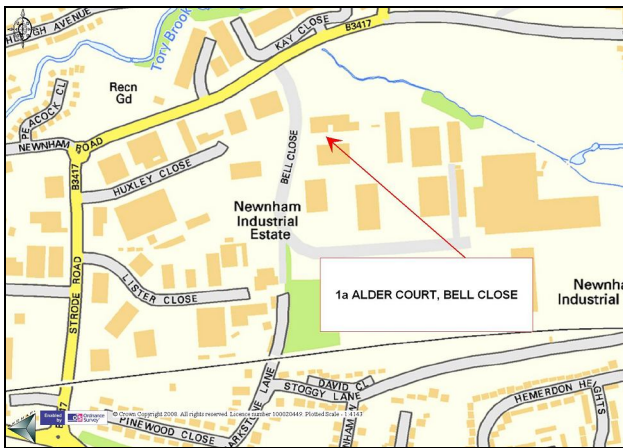
- ◆ PART GROUND FLOOR OF LARGER UNIT
- ◆ SHARED WC AND KITCHEN FACILITIES
- ◆ ONE CAR SPACE
- ◆ FLEXIBLE TERMS

TO LET

A0561

4 The Crescent • Plymouth • Devon • PL1 3AB • Tel. 01752 255222 • Fax. 01752 251100

THE PARTICULARS CONTENTS HEREIN ARE FOR GUIDANCE ONLY AND THEIR ACCURACY IS NOT GUARANTEED NEITHER DO THEY FORM PART OF ANY CONTRACT



LOCATION:

Alder Court is situated on the popular and established Bell Close estate at Newnham, Plympton, Plymouth.

The estate accommodates numerous local and national users including builders merchants, distribution companies, manufacturers and office users alike.

The development is conveniently located with good access to Plymouth and the A38 Devon Expressway.

DESCRIPTION:

The premises comprise part of Unit 1 at ground floor level within a new mixed development of office and industrial premises.

This suite provides an open plan office suite with suspended ceiling, comfort cooling, category II type lighting and carpet.

Male and female and kitchenette facilities are provided and there is one car space available.

The unit has a net internal floor area of **49.42 sq m (532 sq ft) approx**

SERVICES:

We understand that mains water, electricity and drainage are connected to the property.

BUSINESS RATES:

To be assessed.

USE:

The premises are to be used as offices.

TERMS:

The premises are available on a new lease for a flexible term and drawn on full repairing and insuring terms via a service charge.

RENT:

The quoting rental is available upon request from the agents.

SERVICE CHARGE:

A service charge will be payable by the occupiers of the unit in addition to the rent.

RATES:

To be assessed.

VAT:

All figures within these terms are exclusive of VAT where chargeable.

LEGAL COSTS:

The ingoing tenants will be responsible for both party's reasonable legal costs incurred in the transaction.

VIEWING AND FURTHER INFORMATION:

Strictly by appointment via sole agents, Monk and Partners.

John H Slade
Monk & Partners
4 The Crescent, Plymouth PL1 3AB

Tel: (01752) 255222
Fax: (01752) 251100
E-Mail: johns@monkandpartners.co.uk
John Slade BSc MRICS

SUBJECT TO CONTRACT

Monk & Partners supports the aims and objectives of the code of practice on commercial leases in England & Wales, which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:-

www.commercialleasecodeew.co.uk