

LAST REMAINING UNIT

BLUEWATER ESTATE

UNIT 8 BLUEWATER ESTATE,
BELL CLOSE, PLYMOUTH PL7 4JH

INDUSTRIAL UNIT TO LET

31,893 TO 40,396 SQ FT (2,963 TO 3,753 SQ M)

Monk&Partners

CBRE

A38 Devon Expressway	2.7 miles
Plymouth City Centre	5.8 miles
M5 Junction 31	36.8 miles
Exeter	41.9 miles
Bristol	117.0 miles







WELL LOCATED INDUSTRIAL PREMISES AVAILABLE FOR IMMEDIATE OCCUPATION

A functional warehouse with office accommodation, extensive service yard, and **potential for new build expansion** on adjacent land.
Part of the popular and established **Bluewater Estate** in Plymouth.

KEY FEATURES

B - 47
EPC RATING

x2
FULL HEIGHT ROLLER SHUTTER DOORS

GENEROUS YARD AND PARKING

5.5M
EAVES HEIGHT (8M APEX)

SOLAR PV
GENERATING ADDITIONAL POWER

500KVA
UP TO 500 KVA AVAILABLE*

*If required and subject ot necessary consents.

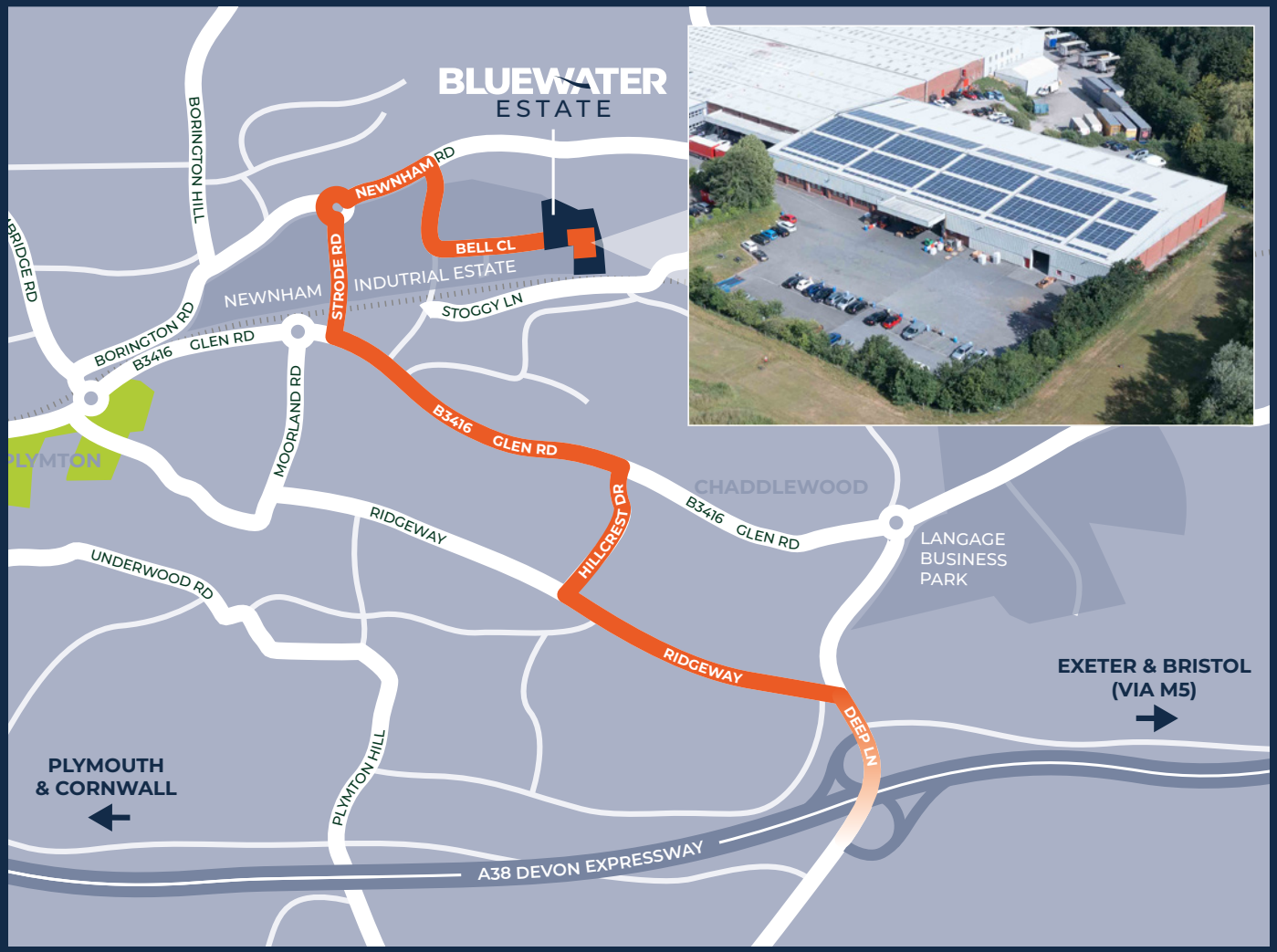
UNIT 8 BLUEWATER ESTATE, BELL CLOSE, PLYMOUTH, PL7 4JH

PRIME COMMERCIAL LOCATION

SatNav: **PL7 4JH** | W3W: **///tried.tulip.habit** | View on **GoogleMaps**

Bluewater Estate is situated within the well-established Newnham Industrial Estate, one of Plymouth's prime commercial locations.

Located at the eastern end of Bell Close, the property enjoys excellent access to the A38 via the B3416, just 2.7 miles north of the Deep Lane/Langage junction, providing strong links to Plymouth city centre and the wider South West.



LOCAL CONTEXT

- Plymouth is the largest city in Devon and Cornwall, serving a population of around 350,000.
- A major administrative, educational and maritime hub with a strong, diverse economy.
- Excellent access via the A38 to the M5 at Exeter and into Cornwall.
- Part of Plymouth's east-side employment corridor with established infrastructure.

NEARBY OCCUPIERS INCLUDE

Co-op, Brewers Decorator Centres, Chaplins Discount Superstore For Home & Garden, Viridor, Belgrave Commercials Ltd Light Commercial Vehicle Specialists, Bradfords Building Supplies, Morris Engineering

DESCRIPTION

Industrial premises with brick and profile metal-clad elevations beneath a pitched insulated roof incorporating translucent roof panels for natural lighting.







INTERNAL SPECIFICATION

- x2 FULL HEIGHT GROUND LEVEL LOADING DOOR WITH CANOPY COVER
- OPEN PLAN GROUND FLOOR OFFICES
- MEZZANINE FLOOR SUITABLE FOR STORAGE/OFFICE
- LED LIGHTING

FLOOR AREAS (GIA)	SQ FT	SQ M
Unit 8	31,893	2,963
Unit 8 Mezzanine	8,503	790
Total	**40,396**	**3,753**

Measured in accordance with the RICS code of measuring practice on a gross internal area basis. Floor areas are approximate and for guidance purposes only.

FURTHER INFORMATION

PLANNING

The unit has previously been used for Class B8 (Storage & Distribution) and we anticipate it would suit Class E(g)(iii) (Light Industrial) and Class B2 (General Industrial) uses, subject to any necessary consents.

Planning permission has also been granted for new industrial units of up to 37,996 sq ft (3,530 sqm) on the southern side of the Bluewater Estate, with approved B2 and B8 uses. The landlord offers significant flexibility in how the site is configured, and will consider surfacing the plot to provide additional yard space or parking for Unit 8, if required and subject to terms.

The landlord is open to tailoring Unit 8 to specific occupational requirements. Early engagement is encouraged to explore bespoke solutions that fit your operational needs, fit-out preferences and delivery timelines. The planning also includes generous allocated parking, ensuring practical access for both units.

Additional information available upon request.

ENERGY PERFORMANCE

The unit has been given an Energy Performance Certificate (EPC) Rating of B-47. A full EPC is available upon request.

BLUEWATER ESTATE
BELL CLOSE, PLYMOUTH PL7 4JH

TENURE

This unit is available by way of a new Full Repairing and Insuring lease direct with the Landlord for a term of years to be agreed, subject to status.

RENT

Rent and terms are available upon application.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance will be payable towards the management and maintenance of the common parts.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

AML REGULATIONS

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING

Strictly by appointment with the landlord's letting agents.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

JOINT LETTING AGENTS

CBRE

CBRE
First Floor, EQ Bristol, 111 Victoria St,
Redcliffe, Bristol, BS1 6AX

PHILIP CRANSTONE
philip.cranstone@cbre.com / 07717 587 726

TAYLOR BATEMAN
taylor.bateman@cbre.com / 07353 897 712

Monk&Partners

Monk & Partners
3 The Crescent, Plymouth, PL1 3AB
01752 255 222

JOHN SLADE
johns@monkandpartners.co.uk / 07770 653 516

KIERAN MILNER
kieran@monkandpartners.co.uk / 07851 766 445

MISREPRESENTATION: Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement. These particulars do not constitute an offer of contract. No representation or warranty whatever is made or given either during negotiations or in particulars by the vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.

Design by Diablo: diablodesign.co.uk | CB05 October 2026