



To Let

£68,000 pax

25 Valley Road, Plymouth, Devon, PL7 1RF

8,134 Sq Ft
(755.6 Sq M)

Summary

- Prominent industrial unit
- Office / trade counter
- New roof
- Secure yard
- Prominent position
- New lease

Location:

The property is located on Valley Road which is a prominent estate with excellent access to the A38.

Description:

The property comprises of a warehouse with roller shutters to the front and rear. There is a mezzanine floor which covers about two thirds of the unit and has stair access at both ends. To the right hand side of the unit is a modern single storey office / trade counter space with kitchen and toilet facilities. There is parking to the front of the unit and to the rear there is a large secure yard.

The warehouse is currently having the roof replaced.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Warehouse	379.5 sq m	4,085 sq ft
Mezzanine	255.8 sq m	2,753 sq ft
Office / trade counter	120.4 sq m	1,296 sq ft
Total	755.6	8,134

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (85)

Business rates:

The property is currently assessed with the adjoining units and the assessment will need to be split.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of a new full repairing and insuring lease.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

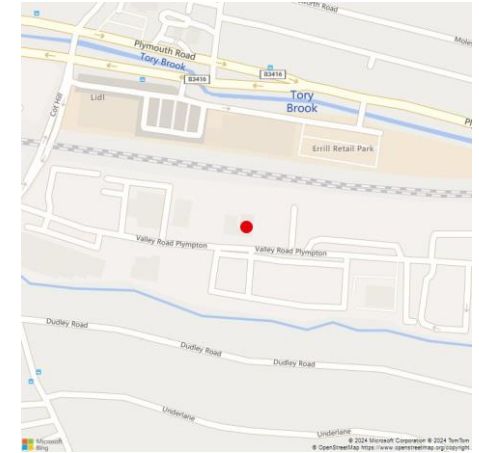
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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