



**To Let**

£23,500 per annum exclusive

Unit B Valley Court, 41 Valley Road,  
Plymouth, PL7 1RF

2,816 Sq Ft  
(261.6 Sq M)

## Summary

- Secure gated compound
- 6 car parking spaces
- Easy access to A38
- Modern warehouse
- Office and shower facilities
- Mezzanine store
- New lease

### Location:

The property is located in Valley Court which is an estate of 4 units accessed from Valley Road. Valley Road is easily accessed from the A38 at Marsh Mills.

### Description:

The property consists of a mid terrace industrial unit. Benefiting from a roller shutter and two separate pedestrian doors to the front. The unit provides an open warehouse area with two offices, WC, kitchenette, and shower facilities to the rear. The unit also benefits from a mezzanine floor, providing additional storage space. Externally, there are 6 designated car parking spaces.

### Accommodation:

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

	sq m	sq ft
Ground floor	210.69	2,265
Mezzanine	51.21	551
<b>Total</b>	<b>261.6</b>	<b>2,816</b>

### Services:

We understand that mains electricity (3 phase), 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:

C (75).

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £19,500 therefore making the approximate Rates Payable £9,731 per annum for 2025/26.

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

### Service charge:

A service charge is levied for the upkeep and maintenance of the estate. This is currently running at £1,728 per annum plus VAT.

### Legal fees:

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

### VAT:

The property has been registered for VAT and therefore VAT will be charged on the rent.

### Code for leasing business premises:

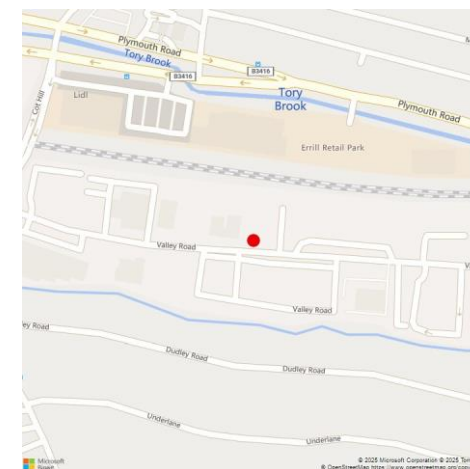
Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

### Further information and viewings:

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

### Disclosure of Interest:

In accordance with the Estate Agents Act 1979, under S21, we hereby declare that the premises are owned by a company of which an employee of Vickery Holman is a minority shareholder.



## CONTACT THE AGENT

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