

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
Total	261.6	2,816

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) we understand that the current Rateable Value is £19,500 therefore making the approximate Rates Payable £9,731 per annum for 2025/26.

<u>Contact</u> 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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ry Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to leasingbusinesspremises coulds for their information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that 1.1 The particulars are set out as a general outline only for uidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are give ut responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in th oyment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

