



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 within a well-established industrial area in Plympton, approximately 5 miles east of Plymouth city centre. The location benefits from excellent access to the A38 Devon Expressway, which links to the M5 at Exeter, providing strong regional connectivity. Valley Road is home to a mix of industrial and trade occupiers and is close to local amenities in Plympton and retail offerings at Marsh Mills. The area is also served by regular public transport routes into the city.

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.

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

The landlord would consider removing the mezzanine if required by tenant

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:

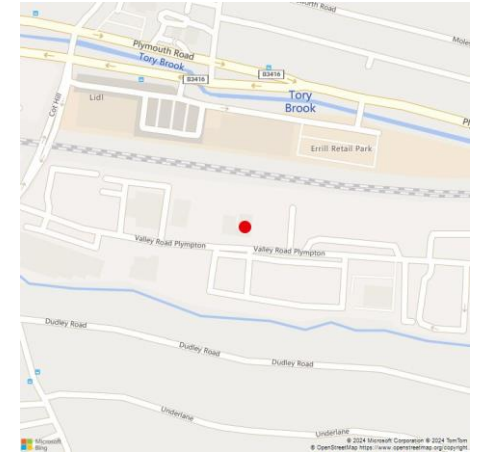
All figures quoted are exclusive of VAT if applicable.

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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