



**UNIT 19 VALLEY ROAD BUSINESS PARK, 62 VALLEY ROAD,
PLYMPTON, PLYMOUTH, PL7 1AB**
TO LET £12,500pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Valley Road Business Park is a development of business units comprising a mixed range of tenants and established local businesses in Plympton, situated east of Plymouth city centre, enjoying a strategic trade / industrial location.

The location offers excellent connectivity and accessibility, being 0.8miles from the A38 (east) and 1.5miles from the A38 (west). Plymouth Road, connecting to the A38, is within 0.1miles.

DESCRIPTION:

Unit 19 comprises open warehouse with dual pitched roof offering high eaves (4.88m min rising to 6.99m max), incorporating daylight panels, which allows plenty of natural light. The unit has been refurbished throughout with ample power sockets to all walls and fully decorated. An electric roller shutter door, measuring 3.66mx3.28m, is fitted. A welfare space comprising WC and tea point are adjacent to an office, which is situated under a storage mezzanine, which provides additional storage.

Externally there is a loading area which is set under a canopy providing a degree of shelter for deliveries etc.

SCHEDULE OF ACCOMMODATION:

Area	sq.ft	sq.m
Ground Floor	1,087	101
Mezzanine	215	20
Total	1,302	121

LEASE TERMS:

The property is available immediately on new FR&I tenant leasehold terms at a rental price of £12,500pa +VAT.

SERVICE CHARGE & INSURANCE: (2025)

Service charge £1,000pa +VAT

Insurance £350pa +VAT

ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is C (67).

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £9,800. To find out how much business rates will be payable there is a business rates estimator service via the website.

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

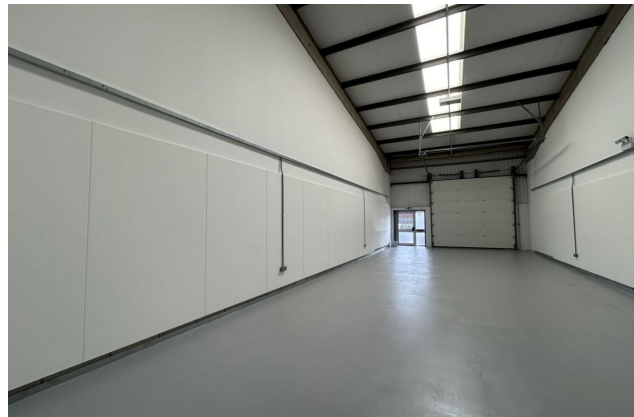
VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com





AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01