

UNIT 1, 15 VALLEY ROAD, PLYMPTON

PLYMOUTH, PL7 1RS



Sanderson
Weatherall

INDUSTRIAL / WAREHOUSE - TO LET

TO LET

18,491 sq ft
£150,000 per annum



DESCRIPTION

The subject premises is situated within this established motor related district and benefits from main road, extended frontage giving good visibility and accessibility to the car park area, showrooms and workshops.

The south and west elevations were previously used as showrooms for the display of motor vehicles. These areas are served by full, glazed windows and sliding doors providing vehicular and pedestrian access. There is access, via an internal staircase, to the first floor offices, kitchen and restroom.

The workshop/warehouse area is and comprises a steel portal frame building with profiled steel and blockwork elevations. There is a solid concrete floor throughout. This area is served by WCs, a locker room / canteen, three roller shutter doors and further pedestrian access doors. Heating of this area is via gas fired ambi-rads.

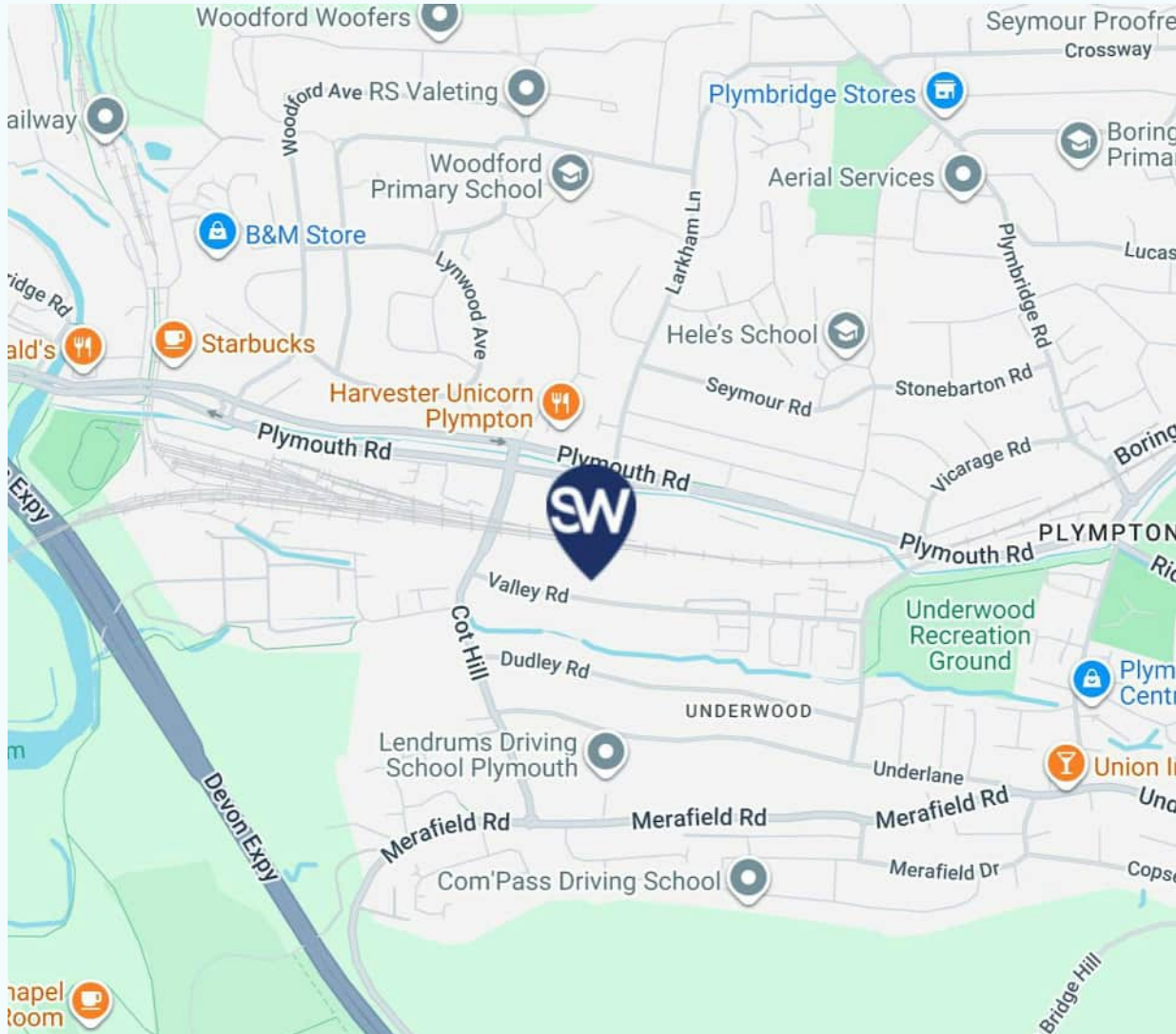
The roof covering is constructed of cement-asbestos roof sheets with translucent roof lights. Lighting is via suspended LED lights throughout.

The workshop has an eaves height of circa 5m throughout

Externally, there is an extensive yard and car parking / display area for well in excess 130 vehicles.



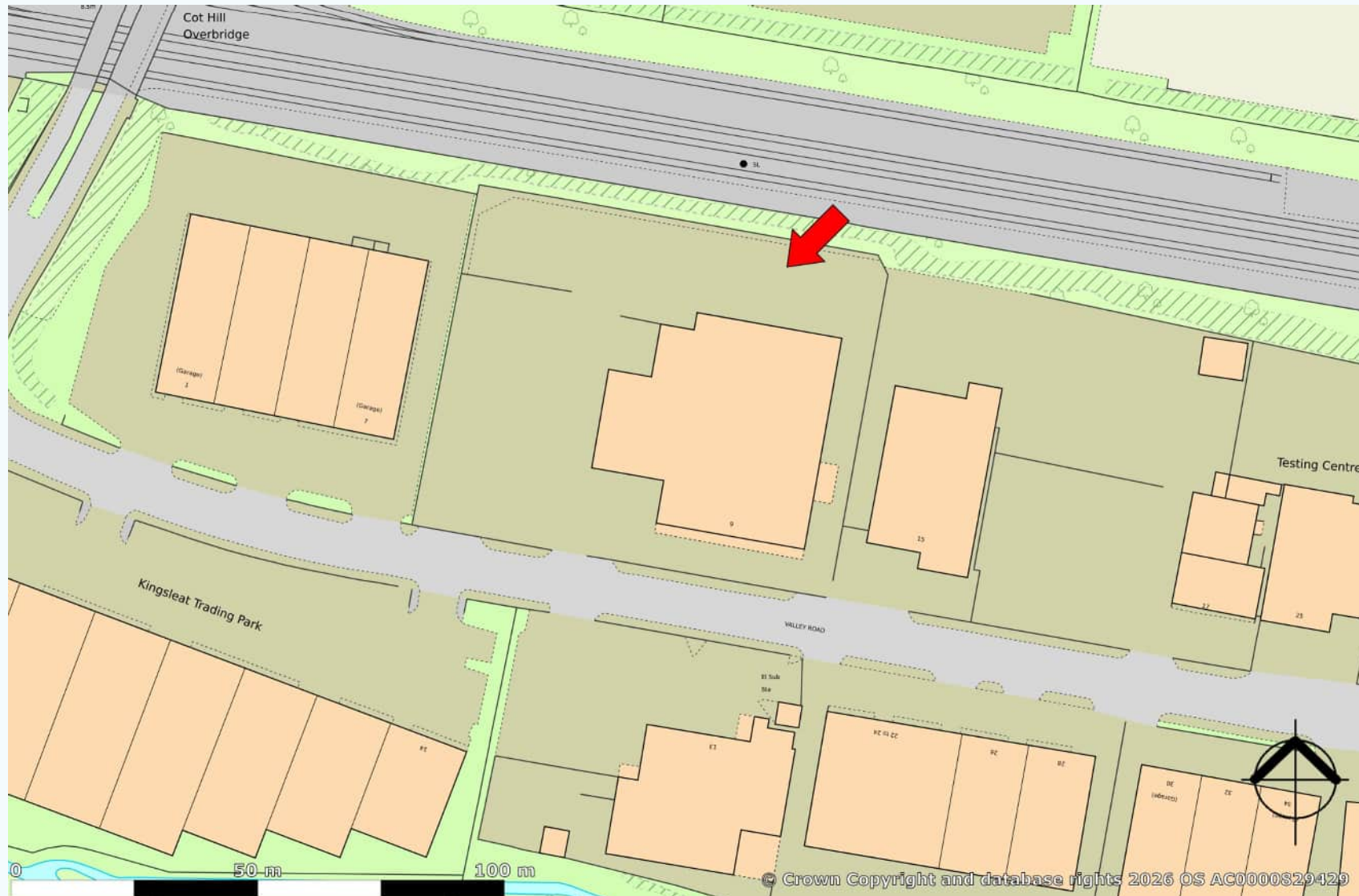
LOCATION



Plymouth is the second largest centre in the south west of England after Bristol and lies approximately 120 miles to the south west of Bristol and 45 miles to the south west of Exeter. The city has excellent communication links with the A38 dual carriageway providing direct and easy access to Exeter and the M5 motorway. Plymouth is served by First Great Western, providing direct rail access to London Paddington (3 hours) and Bristol Temple Meads (2 hours)

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. It offers excellent connectivity and accessibility, being 0.8 miles from the A38 (east) and 1.5 miles from the A38 (west). Plymouth Road is within 0.1 miles of the A38 DevonExpressway.

SITE PLAN



GALLERY



ACCOMMODATION



Name	sq ft	sq m	Availability
Ground - Showroom and workshop	17,268	1,604.25	Available
1st - Offices	1,223	113.62	Available
Total	18,491	1,717.87	

KEY FEATURES

Industrial / warehouse unit with showroom and offices

Secure, substantial parking provision

Suitable for alternative use - STP - such as leisure, plant hire, trade counter etc

Previous use as motor dealership (sui generis)

Three in number roller shutter doors to rear and east elevations

5 m eaves

Established commercial location with main road frontage

Site area of 1.47 acre (0.59 ha)

Nearby occupiers include GSF, Screwfix, Eurocell and Toolstation

Close to Marsh Mills junction of A38 Devon Expressway

MORE DETAILS



BUSINESS RATES

Rateable Value: £144,000

Rates Payable: £79,920 per annum

EPC

C (70)

LEASE

New Lease

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

TERMS

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

PERMITTED OCCUPIERS / EXCLUSIONS

Interest received from the automotive trade will be subject to further scrutiny, vehicle sales specifically, will NOT be permitted.

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact

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