



25 VALLEY ROAD

PLYMOUTH, PL7 1RF



Sanderson
Weatherall

TO LET - NEW LEASE

TO LET

8,134 sq ft
£60,000 per annum



DESCRIPTION

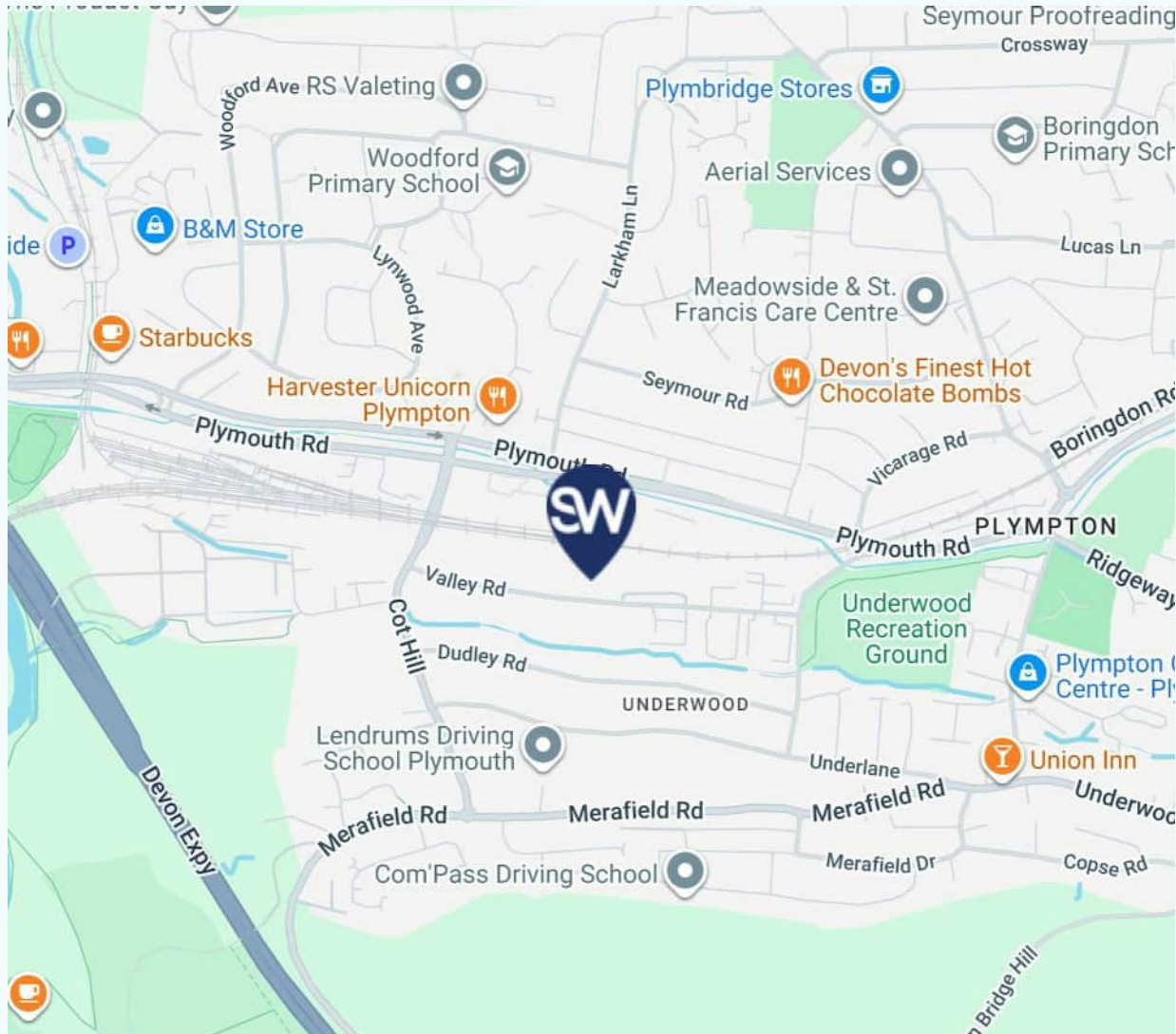
The property comprises of a warehouse with roller shutters to the front and rear. There is a mezzanine floor which covers about two thirds of the unit and has stair access at both ends. To the right hand side of the unit is a modern single storey office / trade counter space with kitchen and toilet facilities. There is parking to the front of the unit and to the rear there is a large secure yard.

KEY FEATURES

- Warehouse with mezzanine
- Office and trade counter
- Secure yard
- Roller shutters to front and rear elevations
- New lease
- £60,000 pax



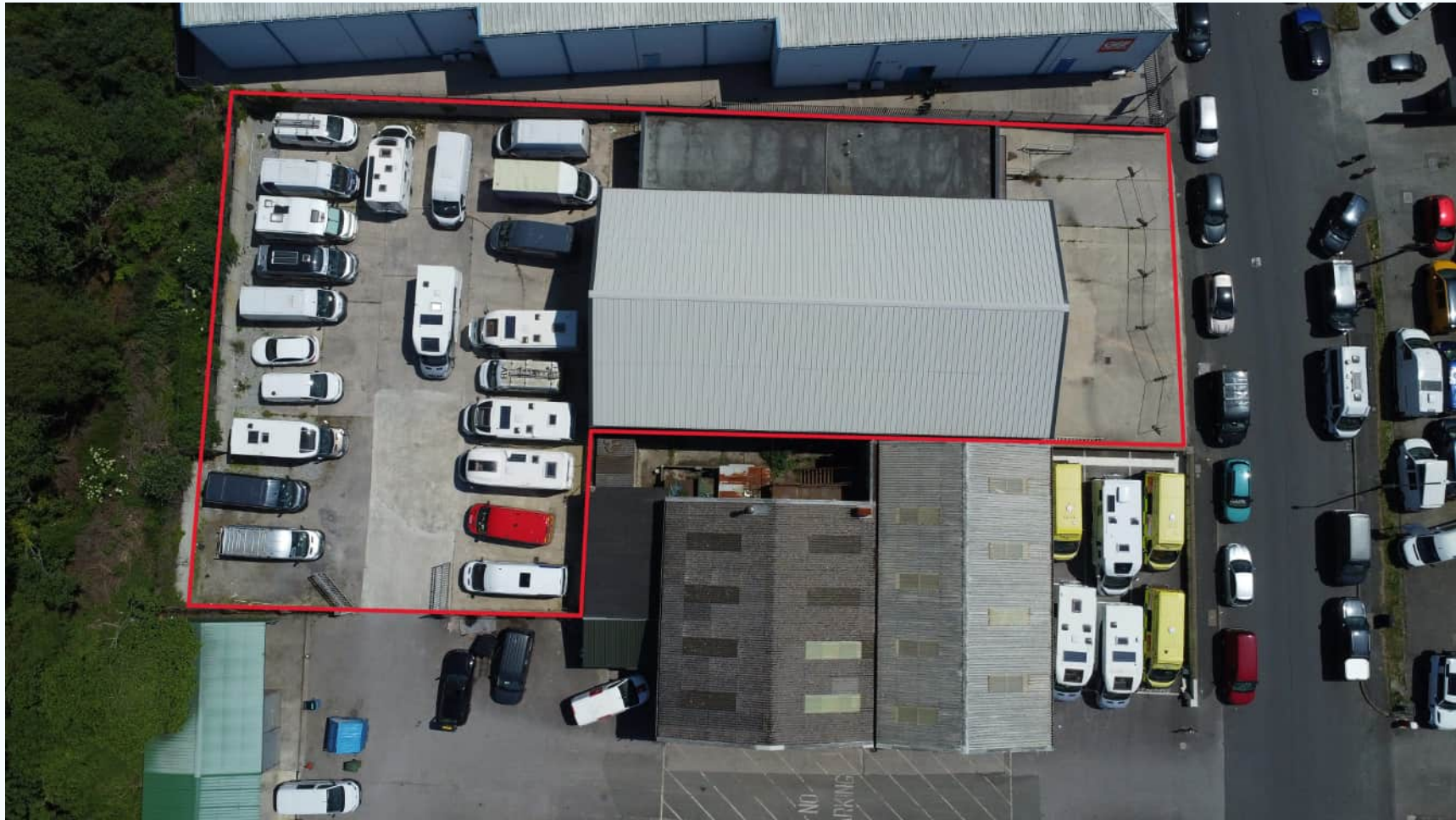
LOCATION



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 citycentre. 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

25 VALLEY ROAD - aerial photo



GALLERY



ACCOMMODATION



Name	sq ft	sq m	Availability
Ground - Warehouse	4,085	379.51	Available
Mezzanine - Storage	2,753	255.76	Available
Ground - Office/trade counter	1,296	120.40	Available
Total	8,134	755.67	

MORE DETAILS



RENT

£60,000 per annum

EPC

C (73)

LEASE

New Lease

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact

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