

Valley Road | Plymouth | PL7 1RF

Kingsleat Trade Park

Unit 4 Available To Let

7,376 sq ft (685.24 sq m)

- Extensively refurbished trade unit with a new roof
- Prominent trade counter site
- Established commercial and trade park location
- Excellent access to the A38/Devon expressway

4

TOOLSTATION

headlam

4

gap

Dulux

SCREWFIX

PLUMBSTOP
BATHROOMS • PLUMBING • HEATING



An Established Trade Park

Kingsleat Trade Park is an Established Trade Park and Commercial Location.

Occupiers within the estate terrace include Screwfix, Toolstation, Plumbstop, GAP, Headlam and Dulux Decorator Centre.



A38

4 Kingsleat Trade Park

headlam SCREWFIX

TOOLSTATION gap

Dulux PLUMBSTOP
BATHROOMS - PLUMBING - HEATING

PLUMBASE

TAMAR CARAVANS & MOTORHOMES
THE HOME OF ADVENTURE

Cot Hill

LIDL

Vertu

Vospers

MOTOR CITY

Valley Rd

GSF CAR PARTS

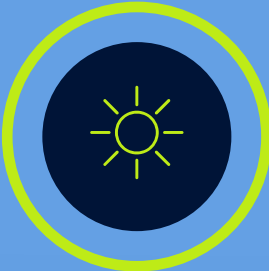
eurocell

Refurbished Specification

Unit 4 is a steel portal frame construction with part brick and part clad elevations and benefits from the following specification:



Extensively refurbished



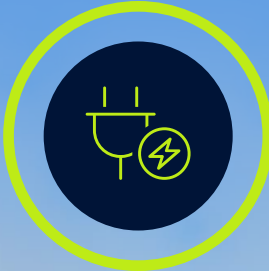
New roof to include daylight panels



5.5m minimum eaves height



PIR Sensor LED Lighting



Three Phase Power



Electronic roller shutter door 3.6m x 5m



Air conditioned offices



Parking provision to the forecourt



Unit 4

Accommodation

Measured on a gross internal area basis in accordance with the Code of Measuring Practice 6th edition.

Ground Floor

Warehouse & Ancillary	6,921 sq ft	642.97 sq m
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First Floor

Office	455 sq ft	42.27 sq m
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TOTAL	7,376 sq ft	685.24 sq m
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Excellent Connections

Kingsleat Trade Park, situated east of Plymouth city centre, enjoys a strategic trade / industrial location at the junction of Valley Road and Cot Hill.

It offers excellent connectivity and accessibility to Plymouth city centre and the A38 Devon Expressway at Marsh Mills. Additionally, the location is well serviced by a plentiful labour pool and well-developed public transport links.

Driving Distances



SAT NAV:
PL7 1RF

Kingsleat Trade Park

What3Words
///mock.finest.react



Terms

The property is available on a new lease, for a term of years to be agreed. Rent on application.

Legal Costs

Each party to be responsible for their own legal costs incurred.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

Rates

The unit is listed in the 2023 Rating List with the following Rateable Value:
Unit 4 £44,250

Energy Performance Certificate

Unit 4 - B(31).

Viewings

Strictly by appointment with the joint agents.



0117 910 6699

cushmanwakefield.co.uk

Henry De Teissier

M: 0786 082 1345

E: henry.deteissier@cushwake.com

Luke Whitmarsh

M: 07350 436 876

E: luke.whitmarsh@cushwake.com



01752 222135

Gareth Forrest

M: 07876 387 575

E: gareth@listers.uk.com

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