



**UNIT 2 VALLEY ROAD BUSINESS PARK, 62 VALLEY ROAD,
PLYMPTON, PLYMOUTH, PL7 1AB**
TO LET £6,500pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Valley Road Business Park is 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 served by well-developed public transport links.

DESCRIPTION:

Modern, end-terraced, newly refurbished business unit in the established Valley Road Business Park, Plympton.

Unit 2 comprises open plan office with suspended ceiling and LED lighting. Vinyl flooring throughout and double glazing. There is a separate welfare space comprising WC and kitchen area.

Externally there are two allocated parking spaces. Suitable for a variety of business needs.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Gross Internal Area	474	44
Total	474	44

SERVICE CHARGE:

There is an annual cost of £600 per annum which includes a contribution towards buildings insurance.

LEASE TERMS: (subject to contract)

The property is available on new flexible lease terms at a rental price of £6,500pa+VAT. There is a lease admin fee of £500.

All the above prices/rentals are quoted exclusive of VAT.

Each party to bear their own legal 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 £4,300.

To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is B (42).

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:-

Gareth Forrest on 01752 858192

Email gareth@listers.uk.com





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