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commercial

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# To Let

Ground Floor, Suite A, Valley House, Valley Road, Plympton, Plymouth, PL7 1RF

Easy in, Easy out options available

Rent incentives available for longer term leases

Generous Levels of parking

Sizes from: 21.83 sq m (235 sq ft) to 278.7 sq m (3,000 sq ft)

Rent: fully inclusive options available from £375 pcm (plus telephone)

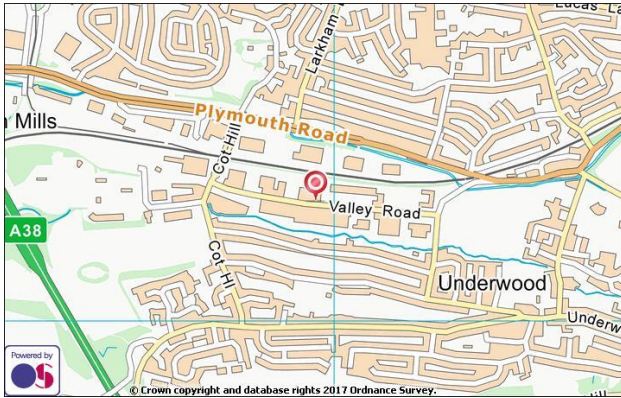
Viewing by prior appointment with  
Chris Ryland or Gavin Sagar

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## Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West with a residential population of approximately 250,000 inhabitants which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border with Cornwall in the picturesque county of Devon and is easily accessible with the main A38 Devon Expressway located circa 2 miles north of the city centre, running west into Cornwall over the Tamar Bridge and connecting with the M5 motorway at Exeter some 50 miles to the north-east. Plymouth also benefits from a railway station on the main Penzance to Paddington line and a cross channel ferry terminal.

Valley House is situated on the popular and established Valley Road Estate at Plympton, Plymouth. The estate accommodates numerous retailers such as Screwfix, Alan Jeffery, Dulux Decorator Centre, Murray Skoda and Rowes Suzuki. The development is conveniently located with good access to Plymouth and the A38 Devon Expressway.

The property has been refurbished to provide very flexible office space. There are various size offices/meeting rooms providing an opportunity for expansion for smaller businesses.

## Accommodation

Reception	19.08 sq m	205 sq ft
Staff Room	16.30 sq m	175 sq ft
Main Office	116.08 sq m	1,249 sq ft
Private Office 1	15.01 sq m	162 sq ft
Private Office 2	9.84 sq m	106 sq ft
Meeting Room 1	19.34 sq m	208 sq ft
Meeting Room 2	18.30 sq m	197 sq ft
Total:	213.95 sq m	2,302 sq ft

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The initial rent is to be £18,500 pax.

Flexible terms available and smaller units considered.

## Rateable Value

The property is assessed under the 2017 rating list as having a rateable value of £21,500. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk)

## Energy Performance Certificate (EPC)

The property has been rated **E (106)**

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref: 11318



### Plymouth Office

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