

KINGSLEAT TRADE PARK



TOILET

UNDERGOING
COMPREHENSIVE
REFURBISHMENT

PROMINENT TRADE/INDUSTRIAL UNITS **586 – 1,989 SQ M (6,306 – 21,411 SQ FT)**

VALLEY ROAD, PLYMOUTH, PL7 1RF

- Established commercial and trade location
- Excellent access to the A38/Devon expressway via Plymouth Road
- Existing estate occupiers include Screwfix, Toolstation, Plumbstop and Dulux

SCREWFIX

TOOLSTATION

PLUMBSTOP
BATHROOMS • PLUMBING • HEATING

Dulux
let's colour

MANAGED BY

Langtree

KINGSLEAT TRADE PARK

THE LOCATION

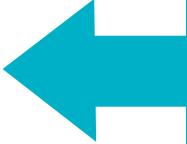
Kingsleat Trade Park, situated east of Plymouth city centre, enjoys a strategic trade / industrial location at the junction of Valley Road and Cot Hill.

It offers excellent connectivity and accessibility, being 0.8 miles from the A38 (east) and 1.5 miles from the A38 (west). Plymouth Road, connecting to the A38, is within 0.1 miles. The trade park benefits from proximity to Plymouth city centre.

Additionally, the location is well serviced by a plentiful labour pool and well developed public transport links. Occupiers within the estate terrace include Screwfix, Toolstation, Plumbstop, and Dulux.



VALLEY ROAD



DISTANCE TO A38
0.8 miles (East)
1.5 miles (West)

DISTANCE TO PLYMOUTH CITY CENTRE
5 miles



SPECIFICATION

Benefits from the following specification:

- | Units from 6,306 – 21,411 sq ft
- | Steel portal frame construction with part brick and part clad elevations
- | 5.5m minimum eaves height
- | Electronically operated roller shutter door
- | Three phase power
- | Good quality ancillary offices and welfare to ground and first floor
- | Parking provision to the forecourt
- | Roller shutter size 3.6m x 5m

SCHEDULE OF ACCOMMODATION

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

	SQ FT	SQ M
Unit 4	7,754	720.44
Unit 8	7,381	658.67
Unit 10	6,306	585.90
Total	21,411	1,989.15

**UNITS AVAILABLE
INDIVIDUALLY OR COMBINED**



KINGSLEAT TRADE PARK

VIEWINGS

Strictly by appointment with the joint agents.

TERMS

The units are available by way of full repairing and insuring lease, for a term of years to be agreed.

LEGAL COSTS

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

VAT

The property is elected for the payment of VAT.

RATES

The units are assessed in the 2023 Rating List with the following Rateable Values:

Unit 4	£44,250
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Unit 8 & 10 (assessed together)	£70,500
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The above figures do not constitute the Rates Payable figures. The incoming tenant should rely on their own enquiries with the local rating authority to confirm the same.

ENERGY PERFORMANCE CERTIFICATE

Current EPC ratings are as shown below, albeit these will be subject to improvement post refurbishment.

Unit 4	D(81)
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Unit 8 & 10 (assessed together)	C(64)
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The Agents for themselves and for the Seller/Lessor of this property who agents they are given notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. August 2023

