Valley Road | Plymouth | PL7 1RF

Kingsleat Trade Park

Units 4 & 10 Available To Let

6,336–7,376 sq ft (588.6–685.2 sq m)

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



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 and Dulux Decorator Centre.



Refurbished Specification

Units 4 & 10 are of 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
- EV Charger for Unit 10
- Electronic roller shutter door 3.6m x 5m
- Air conditioned offices
- Parking provision to the forecourt



Unit 4 & 10
Accommodation

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

Unit 4		
Ground Floor Warehouse & Ancillary	6,921 sq ft	642.97 sq m
First Floor Office	455 sq ft	42.27 sq m
Unit 4 Total	**7,376 sq ft**	**685.24 sq m**
Unit 10		
Ground Floor Warehouse & Ancillary	4,410 sq ft	409.67 sq m
Ground Floor Trade Counter	1,483 sq ft	137.79 sq m
First Floor Office	443 sq ft	41.16 sq m
Unit 10 Total	**6,336 sq ft**	**588.62 sq m**



Typical internal shows Unit 4






Typical internal shows Unit 4


Typical internal shows Unit 4

Units Available
To Let

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

- **1 mile** — A38
- **5 miles** — Plymouth City Centre
- **5 miles** — Plymouth Train Station
- **38 miles** — Exeter
- **60 miles** — Truro
- **115 miles** — Bristol



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 units are listed in the 2026 rating list with the following rateable values;
Unit 4 - £53,000
Unit 10 - £51,000

Energy Performance Certificate

Unit 4 - B(31).
Unit 10 - B(33).

Viewings

Strictly by appointment with the joint agents.

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