



## Retail/Office Space

**7 Radford Park Road, Plymstock, PL9 9DQ**

133.07 sqm (1,432 sqft) approx.

- Prominent location on busy road
- 10 car parking spaces
- Immediately available
- Unit can be split if required.

## TO LET

All Enquiries  
A1046

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: **01752 255222**

Email: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)



**SITUATION:**

The property is situated in Plymouth, within a well-established commercial and residential area that benefits from good local connectivity. The location is served by a range of bus routes, providing convenient links across Plymouth and the surrounding districts. The nearby Broadway Shopping Centre offers a strong mix of retail and service occupiers.



**DESCRIPTION:**

The property spans three floors, with a welcoming retail/reception area on the ground floor that leads to a range of offices, a conference room, and staff facilities at the rear. The lower ground floor offers additional office space, further staff amenities, and extensive storage options. On the first floor, you'll find four more offices along with an additional WC and shower.

The property also includes the added benefit of 10 allocated car parking spaces at the rear.

Consideration will be made to split the unit if required.

**ACCOMMODATION:**

(All dimensions and areas are approximate)

	Sqm	Sqft
<b>Ground Floor</b>		
Reception/Retail	31.8 sqm	342 sqft
Offices	36.64 sqm	395 sqft
<b>Lower Ground Floor</b>		
Offices	24.18 sqm	260 sqft
Storage	6.64 sqm	71 sqft
<b>First Floor</b>		
Offices	33.81 sqm	363 sqft

**SERVICES:**

We understand that mains water, electricity and drainage are connected to the property.

**RATES:**

We understand the property is included in the Rating List as follows:  
Rateable Value: £18,500 (from April 2026).

**PROPOSITION:**

The premises are available by a way of a new lease for a flexible terms of years subject to three yearly upward only rent reviews and drawn on a full repairing and insuring term.

**RENT:**

£25,000 p.a.x

**VAT:**

All figures within these terms are exclusive of VAT where chargeable. VAT will be chargeable on rents, prices and other outgoings.

**LEGAL COSTS:**

Each party will be responsible for their own legal costs incurred in the transaction.

**EPC:**

The Energy Performance Rating for this property is D95.

**OTHER:**

Anti-money laundering ('AML') legislation requires property agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this transaction must provide certain AML information and documents to the selling/letting agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the transaction.

**VIEWING AND FURTHER INFORMATION:**

Strictly by prior appointment through sole agents:-

Monk & Partners  
4 The Crescent  
Plymouth  
Devon  
PL1 3AB

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**SUBJECT TO CONTRACT**

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to: [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

January 2026

