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Unit 8 Gwel Avon Business Park
Gilston Road, Saltash, PL12 6TW

Summary

- **Small industrial business unit TO LET**
- **New Lease terms to be agreed**
- **Allocated parking for two vehicles**

Location

Gwel Avon Business Park comprises a development of small industrial business units located in Gilston Road. Convenient access to the A38 trunk road in turn providing access to South East Cornwall , north towards Callington and Launceston, Plymouth via the Tamar Bridge.

Description

This mid-terrace unit is located at the top of the Business Park in a prominent position constructed of steel portal frame with cavity brick and block walls with steel profile sheet cladding. The unit benefits from a roller shutter door (2.9m x 3m) with pedestrian access door to side, WC facilities, office area with rear fire door and restricted height mezzanine over. Three phase power. Minimum Eaves 3.73m.

Externally, there is allocated parking for two vehicles.

Accommodation

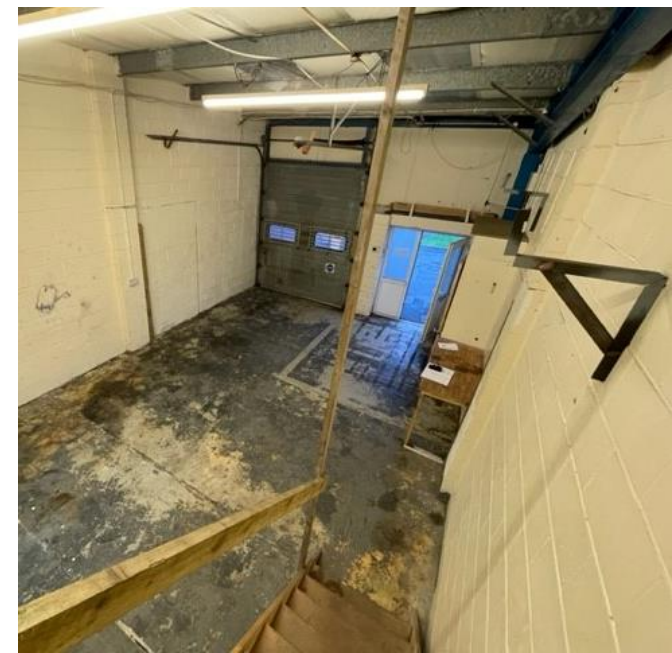
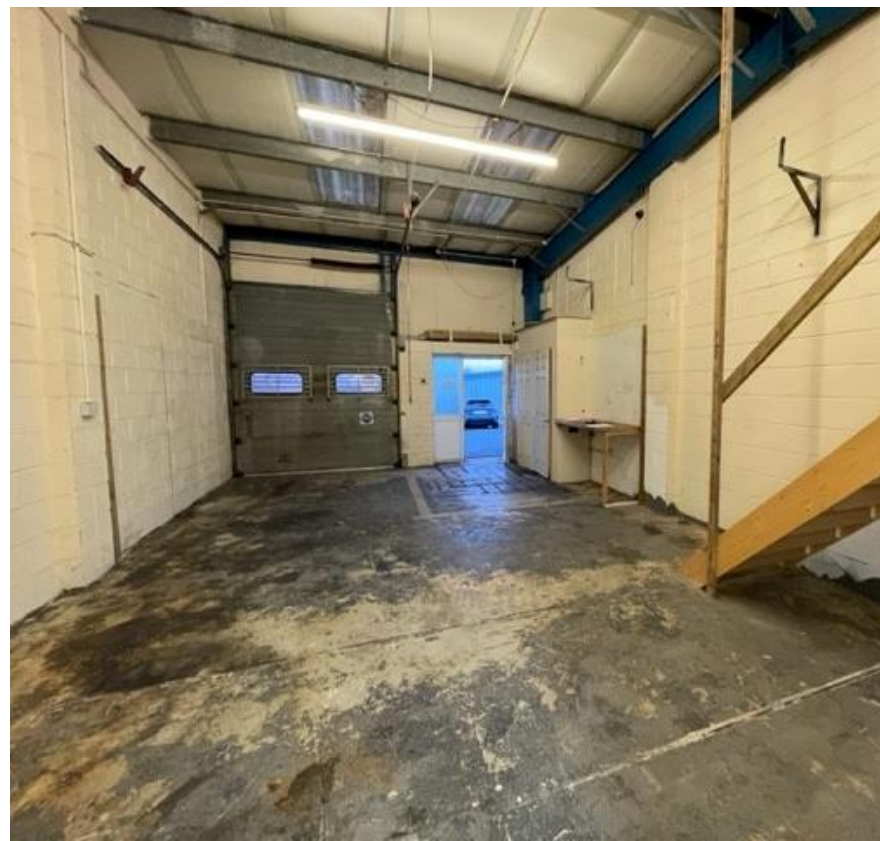
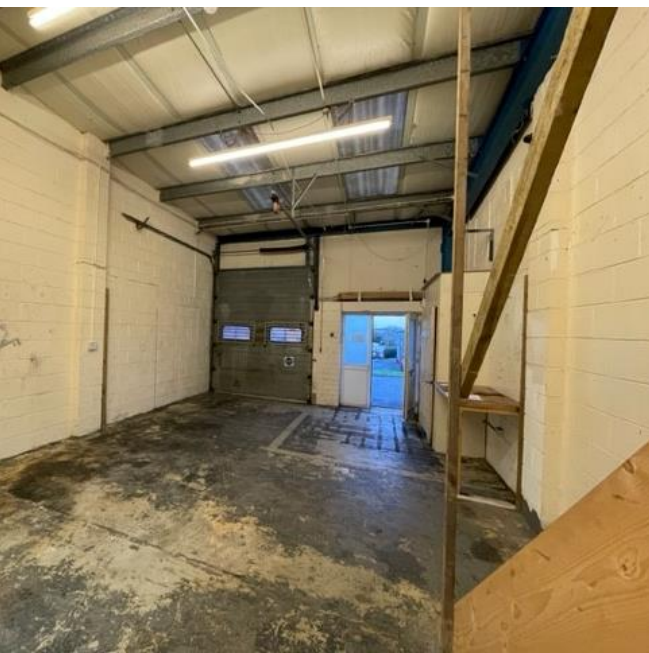
	m ²	ft ²
Workshop	60	640
Total	60	640

Services

Electricity and Drainage are available/supplied to the property.

Energy Performance

The property has been assessed and awarded a rating of D90.



Terms of Availability (subject to contract)

New lease terms to be agreed, subject to contract, and on a full repairing and insuring basis. Our clients would seek a rental deposit and prefer a minimum term certain of 3 years or more. On an initial rent of £8,000+VAT per annum / approx. £667 per month.

Service Charge

For the upkeep and maintenance of services, the estate and water rates a service charge and management charge is levied. These charges in 2023 are currently: service charge £85+VAT per quarter, and management charge £100+VAT per quarter.

Business Rates

Rateable Value (2023):	£5,000
UBR multiplier 2023/24:	51.2p in the £

Up to 100% Small Business Rates Relief may be available.
Interested parties are advised to confirm the rating liability with Cornwall Council.

Planning / Use

We understand the permitted established use falls within Class B1, B2/B8 and class E.

Legal Fee's

Each Party to be responsible for their own legal costs.

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

All prices quoted excludes VAT where applicable at the prevailing rate.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email: enquiries@listers.uk.com