



UNIT 12 EDGCUMBE TRADE PARK, TAMAR VIEW, SALTASH, PL12 6LD

TO LET FROM £8.50 per sqft

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LOCATION:

Saltash is located immediately to the west of Plymouth and is linked to the City via the Tamar Bridge and the A38 dual carriageway, which links Cornwall to Plymouth and Exeter and the M5 motorway. Tamar View Industrial Estate occupies an excellent location at the junction of the A38 dual carriageway with the A388, to Callington and Launceston. Situated off Avery Way, in a highly prominent position nearby occupiers include Waitrose Supermarket, Euro Car Parts, Toolstation, Screwfix and B&M.

DESCRIPTION:

The unit is one of fourteen in two terraces of modern steel portal frame construction with brick and block elevations, block dividing walls, solid concrete flooring, and a lined, pitched roof with translucent roof panels. The property has not been refurbished, but a new roof has been fitted.

Unit 12 has a minimum height to eaves of approx 5.4m (17'9") and has a 4m high x 4m wide manual roller shutter door with forecourt car park to the front.

SCHEDULE OF ACCOMMODATION:

Gross Internal Area 5,414sqft 503sqm

SERVICE CHARGE (2024/2025)

Service charge of £2,378pa (£0.44 per sq.ft) for Insurance charge of £1,145pa.



LEASE TERMS:

AVAILABLE FROM MID JUNE 2024. The property is available on conventional FR&I terms for a minimum of 3 years at an annual rent from £8.50 per sq.ft per annum.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation> which shows that the current rateable value is £26,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C(70).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest
Ifan Rhys-Jones

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Email enquiries@listers.uk.com





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