UNIT 3 EDGCUMBE TRADE PARK, SALTASH, PL12 6LD

TO LET £48,990pa.excl.

Listers
PROPERTY CONSULTANTS

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 had a new over-roof fitted and prior to lease will be undergoing a light refurbishment.

Unit 3 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 £2,528.07pa (£0.46p per sq.ft.)
Insurance charge of £1,239.17pa

LEASE TERMS:
AVAILABLE FROM Q2 2025. The property will be available on conventional tenant's FR&I terms for a minimum of 3 years at an annual rent of £48,990pa. exclusive.

VAT:
All the above rentals are quoted exclusive of VAT.

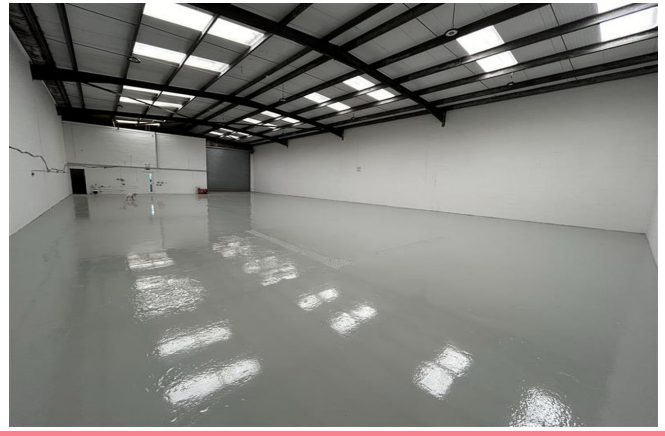
LEGAL COSTS:
Each party to bear their own costs.

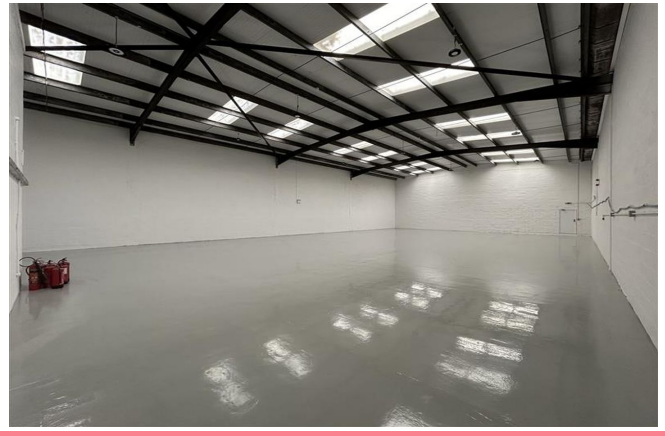
BUSINESS RATES:
We refer you to the government website *www.tax.service.gov.uk/view-my-valuation/search* which shows that the 2017 Rateable Value is £23,750. To find out how much will be payable, there is a business rates estimator service via the website.

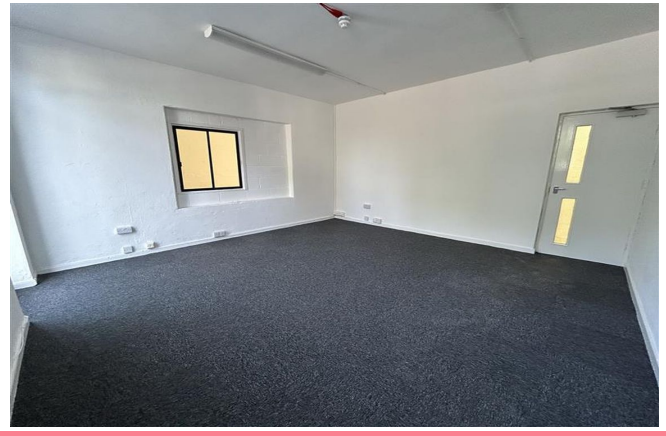
ENERGY PERFORMANCE CERTIFICATE:
EPC: C 66 (expired Sep '23). A new Energy Performance assessment has been commissioned.

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-
Gareth Forrest
Leigh Robinson

01752 222135
Email enquiries@listers.uk.com







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