7 GWEL AVON BUSINESS PARK, GILSTON ROAD, SALTASH, PL12 6TW

TO LET £8,000pa

Listers
PROPERTY CONSULTANTS

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-terraced 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 (3m x 2.3m) with pedestrian access door to side, WC facilities and tea point. Three phase power. Max. height 4.21m.

Externally, there is allocated parking for two vehicles.

SCHEDULE OF ACCOMMODATION:

Area	sq.ft	sq.m
Ground Floor	643	60
Total	**643**	**60**

Note: A mezzanine is currently installed but will not be supplied by the landlord and will be removed unless any prospective tenant wishes to take on the mezzanine as their own.

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 2025 are currently: service charge £250 per quarter, and management charge £100 per quarter.

LEASE TERMS:
New lease terms to be agreed, 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.

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

LEGAL COSTS:
Each party to bear their own costs

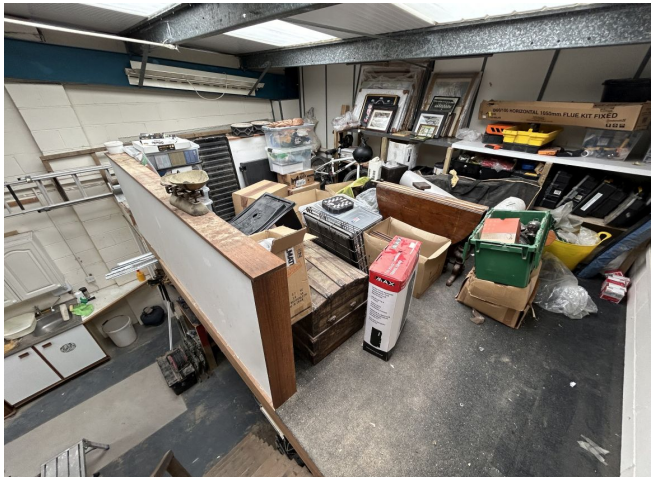
BUSINESS RATES:
We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £5,000. To find out how much business rates will be payable there is a business rates estimator service via the website.
Up to 100% Small Business Rates Relief may be available. Interested parties are advised to confirm the rating liability with Cornwall Council.

ENERGY PERFORMANCE CERTIFICATE:
The rating for this property is D (90).

ANTI-MONEY LAUNDERING:
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-

Leigh Robinson

01752 222135
Email enquiries@listers.uk.com

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