



## UNIT 3 EDGCUMBE ROAD, TAMAR VIEW INDUSTRIAL ESTATE, SALTASH, CORNWALL, PL12 6LD

The units are 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.

Unit 3 has eaves height of 5.4m minimum, integral mezzanine offices, ground floor amenity space and 4m x 4m roller shutter door with forecourt car park to the front.

10 minutes to Plymouth City centre and 45 minutes drive to Bodmin, Launceston and the A30. 1 hour's drive from Exeter and the M5.

- **HIGH QUALITY INDUSTRIAL UNIT TO LET**
- **PROMINENTLY LOCATED STRATEGIC LOCATION**
- **5,443 SQ FT (505.7 SQ M)**
- **JUST OFF THE A38 ADJACENT TO WAITROSE**
- **10 MINUTES FROM PLYMOUTH**
- **EAVES HEIGHT 5.4M**

**£48,990 PER ANNUM EXCLUSIVE**



**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 also 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.

The property is situated off Edgcumbe Road, in a highly prominent position adjacent to a Waitrose Supermarket. Nearby occupiers now include Euro Car Parts, Toolstation, Screwfix and B&M.

**DESCRIPTION:**

The units are 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.

This unit has integral office accommodation, minimum 5.4m eaves height, ground floor amenity space and 4m x 4m roller shutter door with forecourt car park to the front.

10 minutes to Plymouth City centre and 45 minutes drive to Bodmin, Launceston and the A30. 1 hour's drive from Exeter and the M5.

**SCHEDULE OF ACCOMMODATION:**

Warehouse - 5,020 sq ft  
First Floor Office - 423 sq ft  
Total - 5,443 sq ft (505.7 sq m)

**SERVICE CHARGE:** (2024/2025)

A Service Charge of £2,528.07 per annum is payable as is the Insurance charge of £1,239.17 per annum

**LEASE TERMS:**

Available from Q2 2025, the property will be available on a conventional Tenants FRI lease for a minimum of 3 years.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £27,500. 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:66 (expired September 2023). A new Energy Performance Assessment has been commissioned.

**VIEWING AND CONTACT INFORMATION:**

Strictly through joint agents Miller Commercial or Listers. Please contact either:-

**Tom Smith** on 01872 247013

Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

**Mike Nightingale** on 01872 247008

Email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)

or

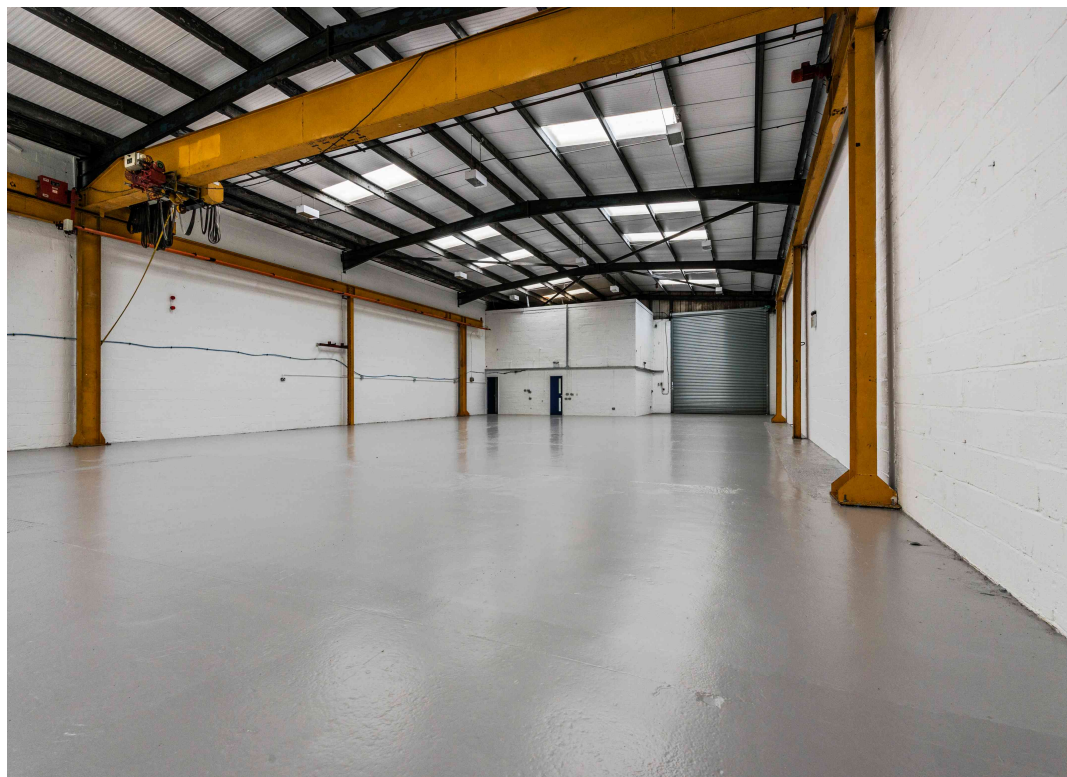
**Gareth Forrest** or **Leigh Robinson** at Listers

01752 222135

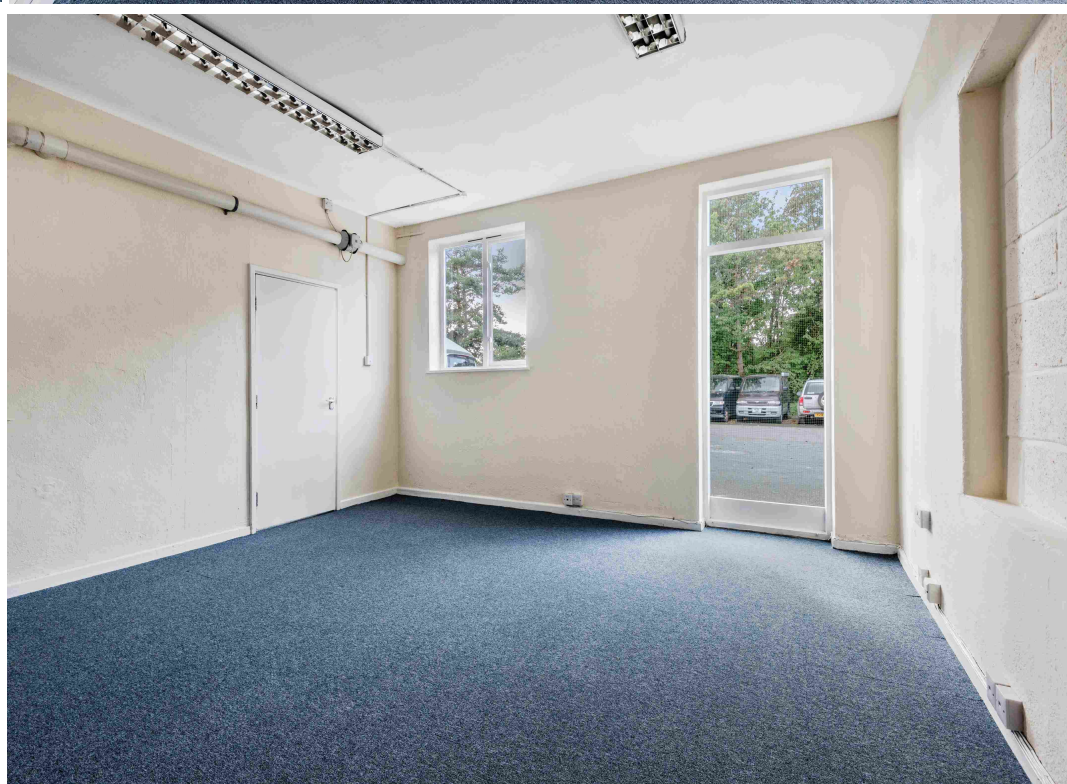
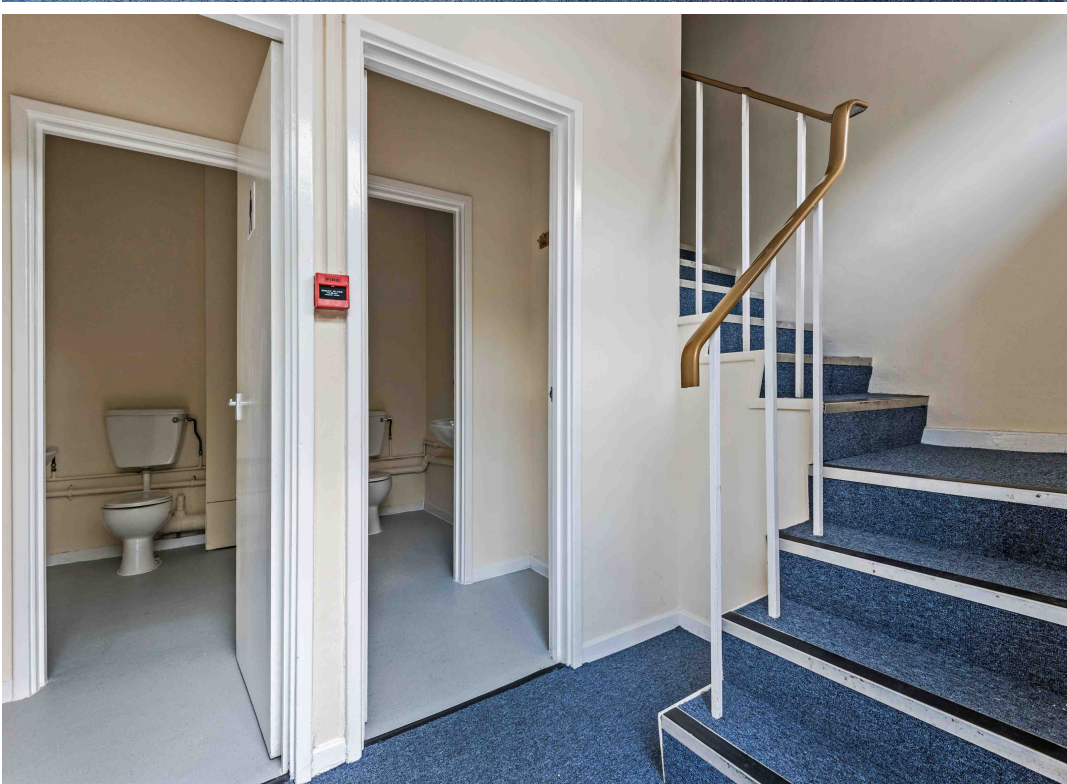
Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)



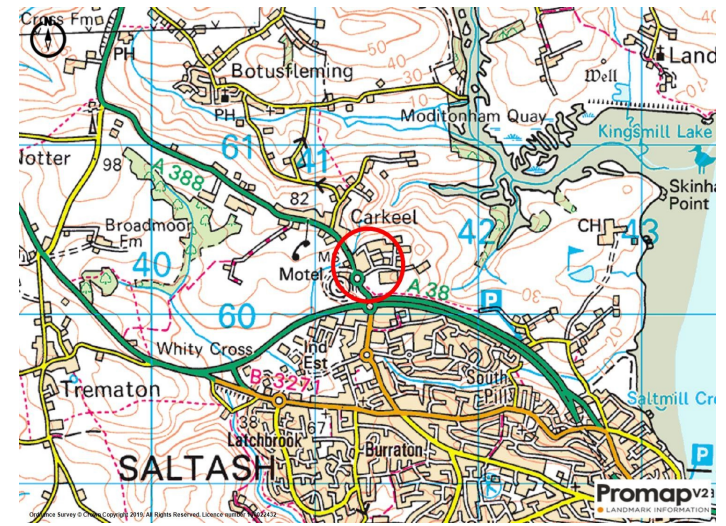












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