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Industrial Warehouse **TO LET**
Unit 3, Eden House, Forge Lane, Saltash, PL12 6LX

NB: 2019 ENHANCED IMAGE USED

Unit 3, Eden House, Forge Lane, Saltash, Cornwall PL12 6LX

Summary

- Saltash is a suburb of Plymouth, the largest city west of Bristol, with a population of 250,000 and 350,000 in the 30-minute TTWA
- **Eden House** is situated prominently next to the busy A38
- Unit 3 offers 5,541 ft² / 515 m²
- Tenants include Q-Store, Cornish Farm Produce, Evans Halshaw and E-zec Medical Ltd.



Location

Plymouth is the largest city on the south coast of England, with a resident population of 250,000; the City has a growth agenda to increase that to 350,000 by 2020. Saltash forms the western part of the Plymouth conurbation and lies approximately 10 miles from the City centre and railway station, across the River Tamar. Forge Lane is the original part of the main Saltash Parkway Industrial Estate, which has seen development of a number of high quality warehouses and industrial units and motor dealerships. In addition a new retail park has recently opened, providing a Costa, McDonalds and Home Bargains, among others, next to Lidl.

Eden House occupies a prominent visible position just off the A38, so good access is available to the dual carriageway, which links to the M5 motorway at Exeter, 50 miles to the east and to the rest of Cornwall. Nearby occupiers include:- Austen Knapman, Roger Young JLR, Williams Crawford, Selwood pump hire, Appleby Westward and Jolly's Drinks.

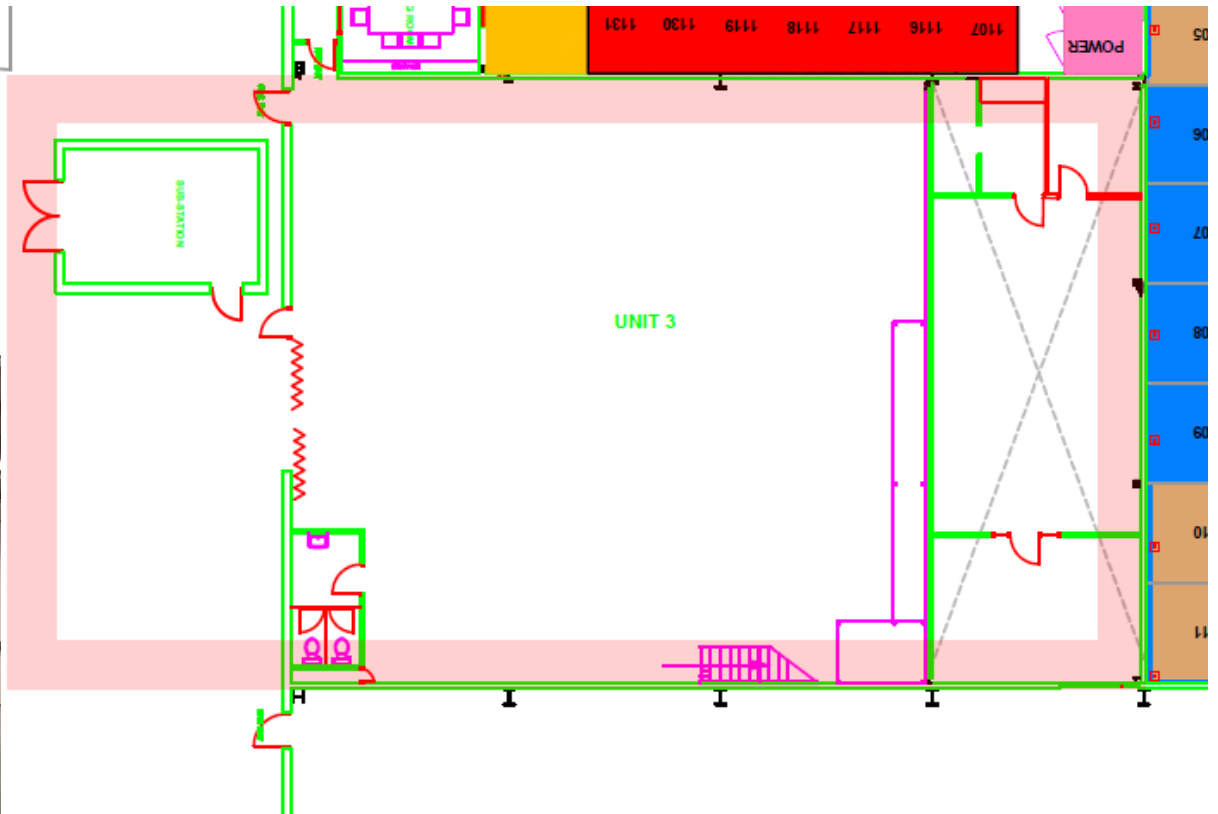
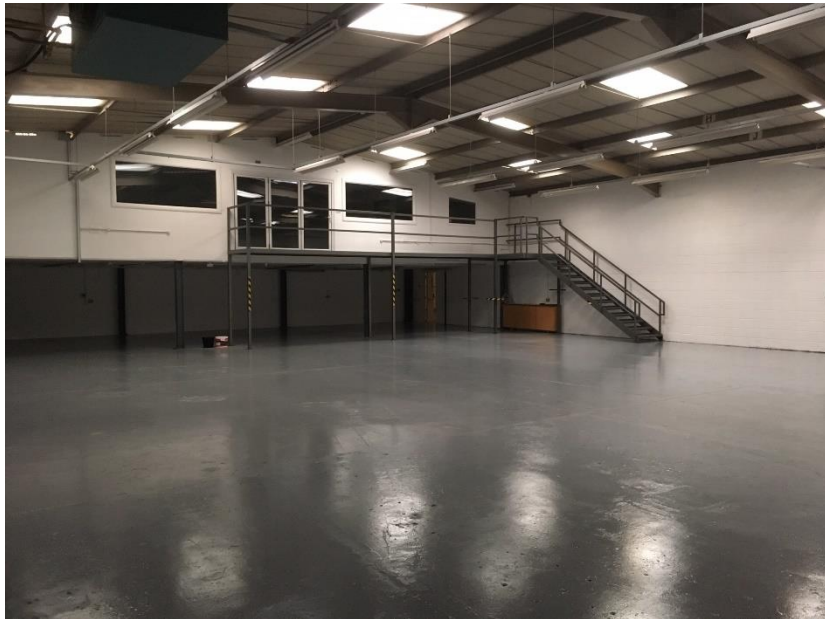
Description

The property comprises a cluster of factory/warehouse units, now multi-let to a variety of tenants, mainly for industrial, trade counter and warehouse purposes, together with yard space and parking. Most of the external site is let as short term storage of various types including car/van/caravan parking and containerised self storage. The buildings are mainly of steel portal frame construction with block walls. The roof is of traditional composite material, over-clad with insulated profile steel cladding incorporating translucent daylight panels. The site comprises a total of approximately 3.09 acres / 1.25 hectares of mostly concrete-surfaced hard-standing with some rolled hardcore areas and a fenced, secure compound. The site is further secured with a controlled access gate and CCTV. Part of a multi-let site, comprising steel portal frame units with profile steel cladding, new roof and eaves height of 4m.

Tel: 01752 222135

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Accommodation

Unit 3

Ground Floor	416	4,478
First Floor Mezz.	99	1,070
Total	515	5,541

Services & Energy Performance.

The following services are supplied: Mains water and drainage, mains electricity. No mains gas. EPC rating available upon request.

Planning

The established use is primarily B1/B2/B8 warehouse/storage and offices. The local Planning Authority is Cornwall County Council (03001 234 151).

Terms of Availability

Available on conventional flexible leasehold terms at an initial rent from £37,500 pa, subject to contract and other terms.

Business Rates

The rates are currently assessed on the entire development as a whole and can be included the rent.

An estimate for individual assessment is available (RV: approx £42/m²).

UBR multiplier 2023/24: 51.2p in the £

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.

Viewing

To arrange inspection and for further information please contact us on:

(01752) 222135 or email us: enquiries@listers.uk.com