



**Storage Compound**

**TO LET**

**Plot 7, Eden House, Forge Lane, Saltash, PL12 6LX**

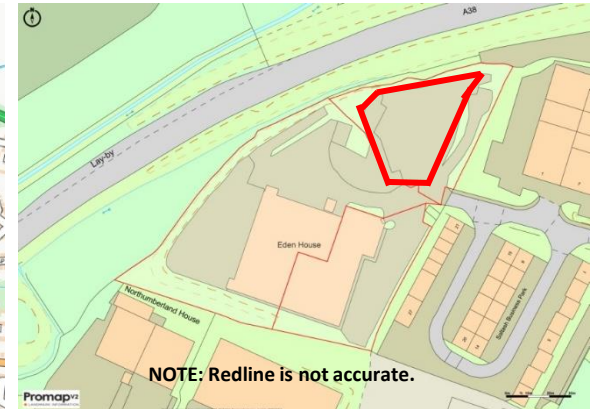
## Plot 7, Eden House, Forge Lane, Saltash, Cornwall PL12 6LX

### Summary

- Prominently situated, fenced and surfaced storage compound.
- 31,248 ft<sup>2</sup> / 2,903 m<sup>2</sup> mostly level with power and water.

### Location

Plymouth is the largest city on the south coast of England, with a resident population of 250,000. 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 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, Appleby Westward and Jolly's Drinks. Plot 7 is adjacent a cluster of factory/warehouse units, now multi-let to a variety of tenants, for industrial, trade counter and warehouse purposes, together with yard space and parking. The main site is further secured with a controlled access gate and CCTV.

### Planning

The established use is B8 storage. 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 £50,000 pa, subject to contract and other terms.

### Business Rates

The rates are currently assessed on the entire development as a whole. An estimate for individual assessment is available (RV: approx £42/m<sup>2</sup>).

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 the terms.

### Viewing

To arrange inspection and for further information, please contact us on: 01752 222135 or email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)

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