

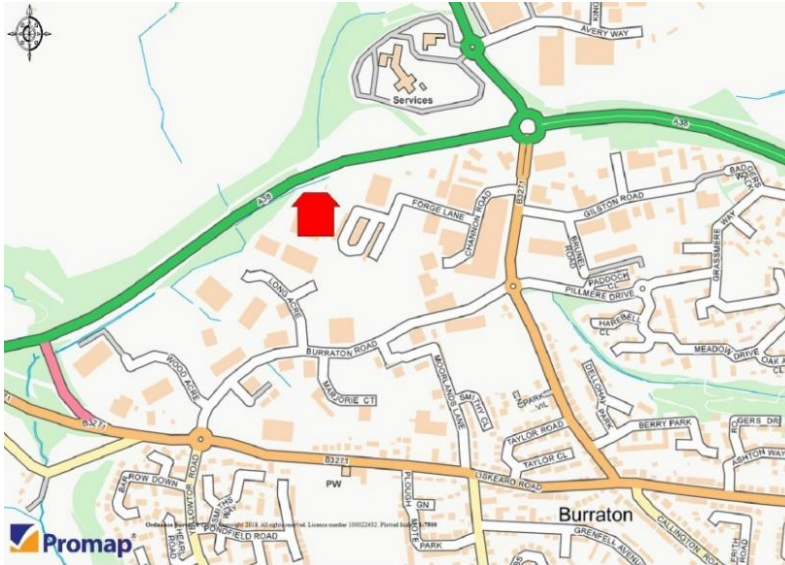


**Freehold Industrial/Warehouse Building For Sale**  
Eden House, Forge Lane, Saltash, Cornwall PL12 6LX

## 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
- Multi-let industrial / trade counter / sui generis and office building, partly two-storey, situated prominently, next to the busy A38
- 3 units (some combined) comprising 35,880ft<sup>2</sup> / 3,333m<sup>2</sup>. Site of 3.09 acres / 1.25 hectares



### 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 the Saltash Parkway Industrial Estate, which has seen development of a number of high-quality warehouses, 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.

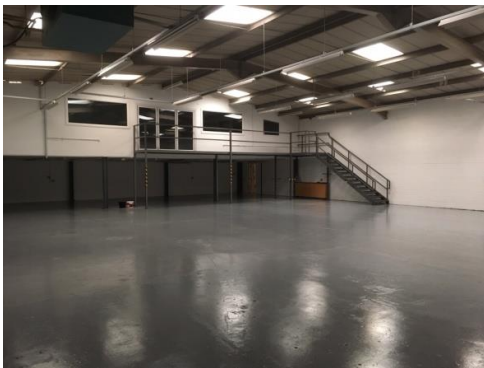
### Description

The property comprises a triple portal frame industrial unit, together with yard space and parking, currently divided into three units and serviced offices. The building is of steel portal frame construction with block walls and profile steel cladding under a profile steel roof, incorporating translucent daylight panels. The site comprises approximately 3.1 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.

## TENANCY SCHEDULE

(valid as at Oct 2022)

Unit	Tenant	Size m <sup>2</sup>	Size ft <sup>2</sup>	Lease start	Lease end	Term	Rent £ pa
1, 2	Luxus Candles Ltd		26,425	Nov 22	Dec 2031	9 yrs	125,180
3 + mezz	Telent		4,435 + 1,106	Sep 21	04 June 2024	3 yrs	35,000
4/5	Luxus Candles Ltd		6,728	Nov 22	Dec 2031	9 yrs	43,820
6	E-zec Medical Ltd	187 + 65	2,012 + 715	Feb 19	30 Apr 2026	7 yrs	26,962
Plot 6 yard	Telent	2,903	31,248	Sep 21	04 June 2024	3 yrs	35,000
<b>TOTAL Units 1-7</b>		<b>3,333</b>	<b>35,880</b>				<b>265,962</b>



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### Energy Performance

The buildings have various EPC ratings. Copies of the certificates are 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

The property is held freehold in 3 titles and is for sale subject to some existing tenancies, currently producing £269,000pa. Full vacant possession is possible, subject to surrender/forfeit. Some of the external site is let as short-term storage for cars/vans/caravans. Transfer of the property as a going concern will be considered. Offers in excess of £3,500,000 are invited for the freehold interest. The property is elected for the payment of VAT (TOGC available). Each party will be responsible for its own legal costs.

### Business Rates

The property is currently assessed as a whole and the 2023 Rateable Value is £127,000. UBR multiplier 2023/24: 51.2p in the £

### Further Information

To arrange inspection and for further information please contact us on: 01752 222135

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