



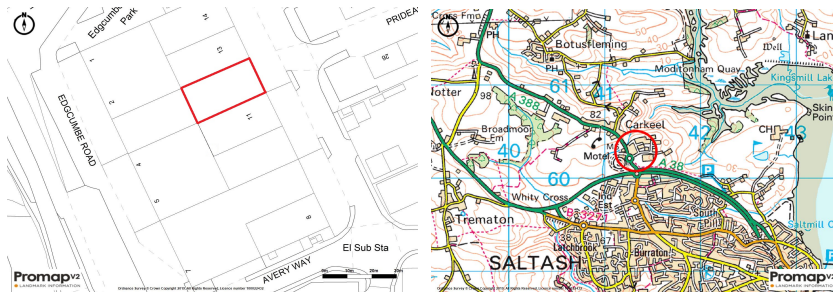
UNIT 10 TAMAR TRADING ESTATE, EDGCUMBE ROAD, SALTASH, PL12 6LD

High quality industrial units To Let.
Versatile unit could be used for SOFT PLAY, GYM OR TRAMPOLINE (STP)
Prominently located industrial units / trade counters in a very strategic location.
Located just off the A38 opposite to Waitrose supermarket.

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.
5.4m minimum eaves height and each unit comes with integral mezzanine offices and ground floor amenity space.

£40,280pa excl VAT

- TO LET
- VERSATILE INDUSTRIAL UNIT
- IDEAL FOR TRAMPOLINE / SOFT PLAY / GYM USE
- 5,035 SQ FT (468.26 SQ M)
- EASY ACCESS TO A38
- EAVES HEIGHT 5.4M
- EPC RATING - C (64)



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

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 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 Edgumbe Road, in a highly prominent position adjacent to a Waitrose Supermarket. Nearby occupiers now include Euro Car Parts, Toolstation, Screwfix, Topps Tiles, B&M, Howdens, Waterlogic, Everest Windows and Denmans Electrical.

PREMISES:

Unit 10 has a minimum height to eaves of approx 5.4m (17'9") and has a 4m high x 4m wide manual roller shutter door with forecourt car park to the front. The property has not been refurbished, but a new roof has been fitted.

SCHEDULE OF ACCOMMODATION:

Unit 10 - 5,035 sq ft (468.26 sq m)

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease for a minimum of 3 years on proportionally FRI terms.

VAT:

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

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 £20,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

COSTS:

Each party to be responsible for their own costs.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (64).

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

Will Duckworth on 01872 247034
Email wd@miller-commercial.co.uk

or our joint agent:
Listers - 01752 222135