



## UNIT 10 EDGE CUMBE TRADE PARK, EDGE CUMBE 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

**£40,280pa excl VAT**

- TO LET
- VERSATILE INDUSTRIAL UNIT
- IDEAL FOR TRAMPOLINE / SOFT PLAY / GYM USE
- 5,035 sq.ft / 468 sq.m
- EASY ACCESS TO A38
- EAVES HEIGHT 5.4M
- EPC RATING - C(64)

**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 Edgcumbe 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.

**DESCRIPTION:**

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.

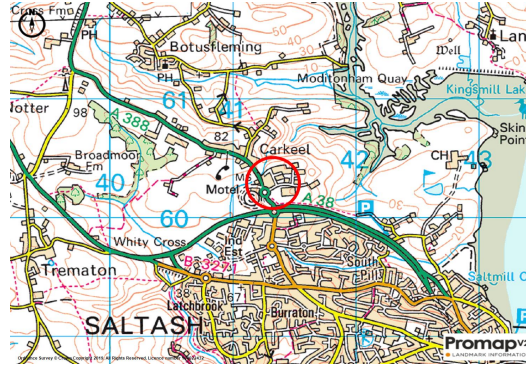
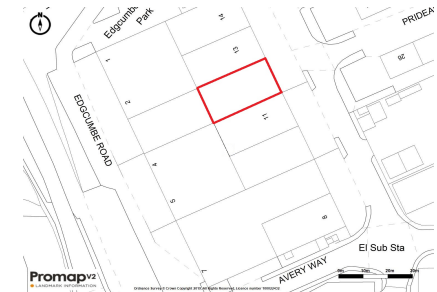


Image of typical refurbished Internal Specification.

**COSTS:**

Each party to be responsible for their own costs.

**ENERGY PERFORMANCE CERTIFICATE:**

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

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Gareth Forrest**  
**Andrew Bell**  
**Ifan Rhys-Jones**

01752 222135

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

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