



**UNIT 1 EDEN HOUSE, FORGE LANE, SALTASH, PL12 6LX**

**TO LET £65,000pa**

**Listers**  
~ PROPERTY CONSULTANTS



**LOCATION:**

Saltash forms the western part of the Plymouth urban area with 350,000 people in the 30-minute TTWA. Forge Lane is the older part of the main Saltash Parkway industrial estate, which has now seen development of a number of high quality warehouses, industrial units and motor-dealerships.

The property is situated immediately next to and enjoys visibility from the A38 dual carriageway, which links Plymouth to Cornwall, to the M5 and motorway network at Exeter, 45 miles to the east.

**DESCRIPTION:**

Part of a multi-let site, comprising steel portal frame units with profile steel cladding. Unit 1 is an industrial/warehouse unit, with an eaves height of 4.3m, fitted with a mezzanine, accessed via a steel staircase which provides office space with LED lighting panels. A single roller shutter door provides goods access.

**SCHEDULE OF ACCOMMODATION:**

Area	sq.ft	sq.m
Ground Floor	9,140	849
Mezzanine	840	78
<b>Total</b>	<b>9,980</b>	<b>927</b>

**SERVICES:**

The following services are supplied: Mains water and drainage, mains electricity. No mains gas.

**SERVICE CHARGE:**

There will be a service charge levied; the amount is to be confirmed.

**LEASE TERMS:**

Unit 1 is available on a short term FR&I lease for 2 years at a rental price of £65,000pa, subject to contract and other terms.

**VAT:**

All the above rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs.

**BUSINESS RATES:**

We refer you to the government website: [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) Which shows that the rates are currently assessed on the entire development as a whole. An estimate for individual assessment is available (RV: approx £48/sq.m)

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

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating is C (69).

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Gareth Forrest**  
**Leigh Robinson**

01752 222135

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





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