



14 EDGCUMBE TRADE PARK, SALTASH, PL12 6LD

TO LET £45,000pa

Listers
PROPERTY CONSULTANTS

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 links Cornwall to Plymouth and 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. Situated off Avery Way, in a highly prominent position nearby occupiers include Waitrose Supermarket, Euro Car Parts, Toolstation, Screwfix and B&M.

DESCRIPTION:

The unit is one of fourteen in two terraces of modern steel portal frame construction with brick and block elevations, block dividing walls, solid concrete flooring, and a lined, pitched roof with translucent roof panels. The property has integral office accommodation.

Unit 14 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.

SCHEDULE OF ACCOMMODATION:

Gross Internal Area: 5,144sq.ft / 478sq.m



Similar Interior

SERVICE CHARGE: (2024-2025)

Service Charge - £2,431.37pa
Insurance - Tenant to pay a fair proportion of the building insurance premium.

LEASE TERMS:

The property is available immediately to let on new FR&I lease terms, for a minimum lease term of three years, at a rental price of £45,000pa.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs.

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 £26,250. 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 for this property is C (63).



Similar Interior

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com



Similar Interior



AGENTS NOTE: Listers Property Consultants Ltd 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. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01