



**4 GWEL AVON BUSINESS PARK, GILSTON ROAD, SALTASH, PL12 6TW**

**TO LET £12,000pa**

**Listers**  
~ PROPERTY CONSULTANTS

**LOCATION:**

Gwel Avon Business Park comprises a development of small industrial business units located in Gilston Road. Convenient access to the A38 trunk road in turn providing access to South East Cornwall, north towards Callington and Launceston, Plymouth via the Tamar Bridge.

**DESCRIPTION:**

This end of terrace unit is located through the entrance of the Business Park on the left hand side, in a prominent position. Benefiting from an up and over manual shutter door (3m x 3m), with separate pedestrian access door into a reception/office area with internal door into the warehouse. There is a further office off the reception area, with a restricted height storage mezzanine above. To the rear of the unit is a WC. Three phase power. Max. height 4.08m, min height 3.32m.

Externally, there is allocated parking for two vehicles.

**SCHEDULE OF ACCOMMODATION:**

Gross Internal Area: 1,111 sq.ft ( 103 sq.m )

**SERVICE CHARGE:**

For the upkeep and maintenance of services, the estate and the water rates, a service charge and management charge is levied. These charges in 2025 are currently: Service charge £250 per quarter and the management charge is £100 per quarter + VAT.

**LEASE TERMS:**

New lease terms to be agreed, on a full repairing and insuring basis. Our clients would seek a rental deposit and prefer a minimum term certain of 3 years or more on an initial rent of £12,000+VAT per annum.

**VAT:**

All the above prices 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 £8,400. To find out how much business rates will be payable there is a business rates estimator service via the website.

Up to 100% Small Business Rates Relief may be available. Interested parties are advised to confirm the rating liability with Cornwall Council.per month.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Rating for this property is E (112).

**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](mailto:enquiries@listers.uk.com)

**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





