



**For Sale**

**£675,000**

Peninsula House, Kingsmill Road, Tamar View  
Industrial Estate, Saltash, PL12 6LE

6,113 Sq Ft  
(567.9 Sq M)

# Summary

- Freehold office building
- Excellent on site parking provision
- Could suit other uses (STP)
- Easy access to A38
- Site area - 0.618 acres
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## Location:

The property is located on the Tamar View Industrial Estate and has excellent views over the river Tamar. The A38 is easily accessible providing good connections with the rest of Cornwall and the motorway network via the M5 junction at Exeter.

## Description:

The property comprises of an L-shaped office building with a large parking area to the front and side. There are two entrances to the building from the car park. Internally there is an open plan area as well as a number of partitioned offices and meeting rooms. The office is carpeted throughout with suspended ceilings, cat 2 lighting and dado trunking. There are 25 lined parking spaces on site, although more could easily fit on the site.

## Accommodation:

All areas are approximate and in accordance with the RICS Property Measurement (2nd Edition), taken from floor plans.

	sq m	sq ft
NIA	567.9	6,113
Site area		0.618 acres

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries. The heating is by way of an oil fired boiler system, although this is not in working order.

## EPC / MEES:

C (66)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £41,000. Therefore making the approximate Rates Payable £20,459 per annum for 2023/24. Interested parties are advised to confirm the rating liability with Cornwall Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Restrictive covenant:

There is a restrictive covenant that prevents retail sales, even if they may be regarded as ancillary to the main use. Light industrial, general industrial, warehousing and distribution or office use are allowed.

## Terms:

The freehold of the property is available.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

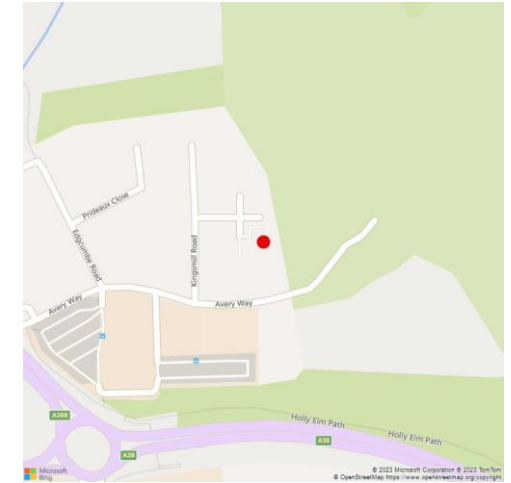
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

The property has not been elected for VAT and therefore VAT will not be charged on the price.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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