



UNIT 12 EDGCUMBE TRADE PARK, TAMAR VIEW, SALTASH, PL12 6LD

£43,272 pa

Miller Commercial 
Chartered Surveyors and Business Property Specialists



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 not been refurbished, but a new roof has been fitted.

Unit 12 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:**Area Sq Ft Sq M**

Gross Internal Area 5,414 503.00

Total 5,414 503.00

**SERVICE CHARGE: (2024/2025)**

Service charge of £2,378pa (£0.44 per sq.ft.) for Insurance charge of £1,145pa

LEASE TERMS:

Available immediately. The property is available on conventional FR&I terms for a minimum of 3 years an an annual rent from £8.50 per sq.ft. per annum.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £26,750. 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 E (120).

VIEWING AND CONTACT INFORMATION:

Strictly through joint sole agents Miller Commercial or Listers Property Consultants. Please contact:-

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk

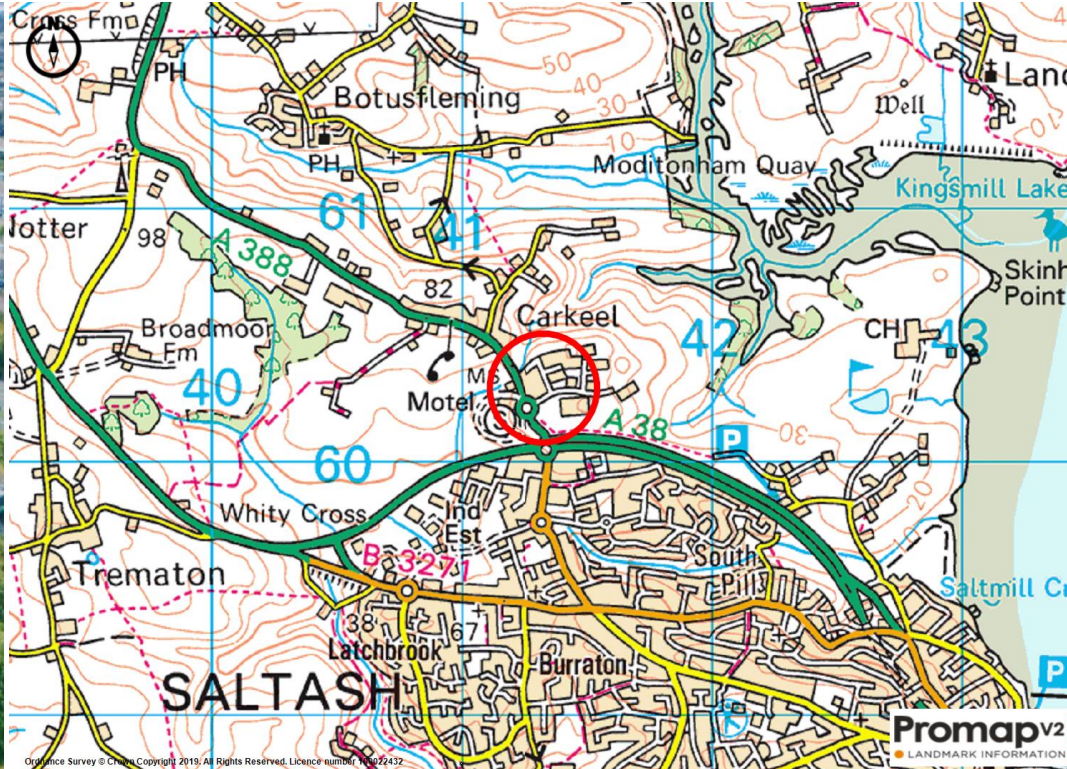
or

Gareth Forrest or Ifan Rhys-Jones on

01752 222135

Email enquiries@listers.uk.com







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