

# TO LET

Light Industrial / Warehouse Unit

Unit 2 Enterprise Park Forge Lane Saltash PL12 6LX



£16,500 per annum

Plymouth - 01752 936101 sw.co.uk





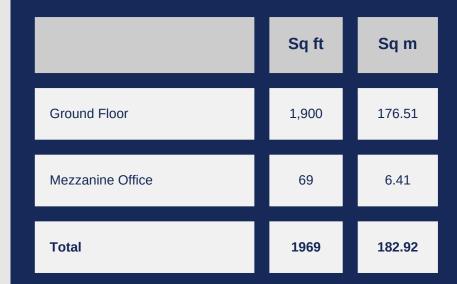
## DESCRIPTION

Forming part of a larger building, this mid terrace unit benefits from good eaves height, mezzanine office, WCs, parking and 3 phase electricity.

The premises are of steel portal frame construction with brick and block walls. There is steel profiled cladding to the elevations and roof covering with approximately 10% roof-lights.

# ACCOMMODATION

All areas and dimensions stated Gross Internal Area in accordance with the RICS Code of Measuring Practice.







Plymouth - 01752 936101 sw.co.uk





Plymouth - 01752 936101 sw.co.uk

#### TERMS

Lease - The unit is immediately available by way of a new lease on effective full repairing terms at an initial rent of  $\pounds$ 16,500 per annum

## SERVICES

Mains electricity, water and drainage are connected to the building. We have not tested the apparatus and therefore interested parties are invited to make their own enquiries.

#### SERVICE CHARGE

A service charge is payable for the insurance, management and upkeep of the estate..

## PLANNING USE

Classes E and B8.

## ENERGY PERFORMANCE CERTIFICATE

EPC - D - Certificate 0210-2921-0363-9230-1024

## **BUSINESS RATES**

Assessed as Workshop and Premises with a rateable value of  $\pounds$ 13,250 from 1st April 2023.

#### VAT

All figures quoted are exclusive of VAT where applicable.

# LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



Sanderson Weatherall



#### Plymouth - 01752 936101 sw.co.uk

## LOCATION

The premises are located in Forge Lane, Saltash, just 5 miles west of Plymouth and 2 miles north of Saltash. The site has direct access to the A38 dual carriageway.

# **VIEWING & FURTHER INFORMATION**

To arrange a viewing or for further information please contact Ashleigh Phillips, Ian LeGrice or Heather Branson

Sanderson Weatherall Plumer House Tailyour Road Crownhill Plymouth PL6 5DH

T: 01752 936101 E: ashleigh.phillips@sw.co.uk E: ian.legrice@sw.co.uk E: heather.branson@



Sanderson Weatherall



Sanderson Weatherall

Plumer House, Tailyour Road, Crownhill, Plymouth, PL6 5DH

01752 936101 ashleigh.phillips@sw.co.uk ian.legrice@sw.co.uk heather.branson@sw.co.uk sw.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL