



Sanderson
Weatherall

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



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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.

	Sq ft	Sq m
Ground Floor	1,900	176.51
Mezzanine Office	69	6.41
Total	1969	182.92



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TERMS

Lease - The unit is immediately available by way of a new lease on effective full repairing terms at an initial rent of £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 £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.



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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

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