



Sanderson  
Weatherall

# TO LET

OFFICE & STORAGE UNIT

Unit 9 Castle Buildings  
Gilston Road  
Saltash  
PL12 6TW



Plymouth - 01752 936101  
sw.co.uk



## DESCRIPTION

Unit 9 comprises of a series of small office suites, reception area, kitchenette, WC facilities and useful storage area accessed by way of a roller shutter door. There is good provision of electrical sockets and lighting throughout to allow the unit to be used for a wide variety of purposes.

To the front of the unit there are two allocated car parking spaces.

## ACCOMMODATION

All areas and dimensions stated are in accordance with the RICS Code of Measuring Practice.

	Sq ft	Sq m
Gross Internal Area	1,113	103.40





## **TERMS**

By way of a new 3 year lease with an initial rent of £10,000 pax.

## **SERVICES**

Mains water and electricity services are connected to the building.

## **SERVICE CHARGE**

A service charge will be levied for the upkeep and maintenance of the common parts and structure.

## **INSURANCE**

The Landlord shall insure the property and recover reasonable insurance costs from the Tenant.

## **PLANNING USE**

Class E use.

## **ENERGY PERFORMANCE CERTIFICATE**

EPC – TBC

## **BUSINESS RATES**

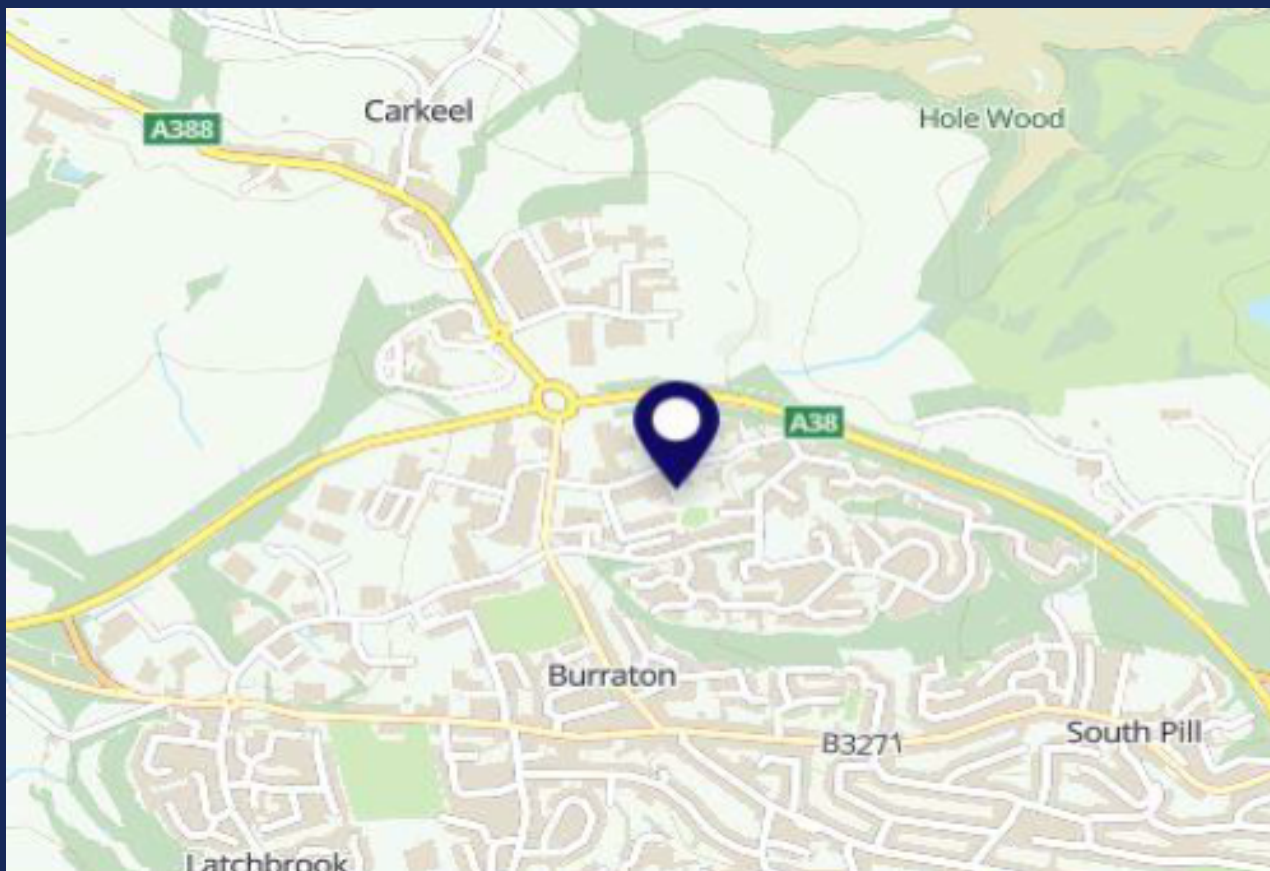
Assessed as store and premises, the property has a rateable value of £7,300. Based on 2023 rateable value.

## **VAT**

All figures quoted are exclusive of VAT where applicable.

## **LEGAL COSTS**

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



## LOCATION

Castle Buildings is in an established trading position situated on Gilston Road in Saltash, Cornwall. The estate is well located within easy reach of the A38 which serves both Cornwall and Devon.

Central Plymouth is approximately 7 miles away. In close proximity are Travis Perkins, MacDonalds, Home Bargains and Lidl.

## VIEWING & FURTHER INFORMATION

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

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