



Sanderson  
Weatherall

# TO LET

Industrial and Warehouse

Unit 4 Castle Buildings  
Gilston Road  
Saltash  
PL12 6TW

Plymouth - 01752 936101  
sw.co.uk





## DESCRIPTION

Unit 4 comprises of a mainly open-plan warehouse premises with staff welfare and offices. Access is via a full height roller shutter door with a separate adjacent pedestrian door.

There is a small private yard area to the front of the property which provides parking for up to 6 vehicles.

## ACCOMMODATION

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

	Sq ft	Sq m
Gross Internal Area	5414	503



## TERMS

By way of a new lease with an initial rent of £30,000 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.

## INSURANCE

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

## PLANNING USE

Class E use.

## ENERGY PERFORMANCE CERTIFICATE

EPC – E-107

## BUSINESS RATES

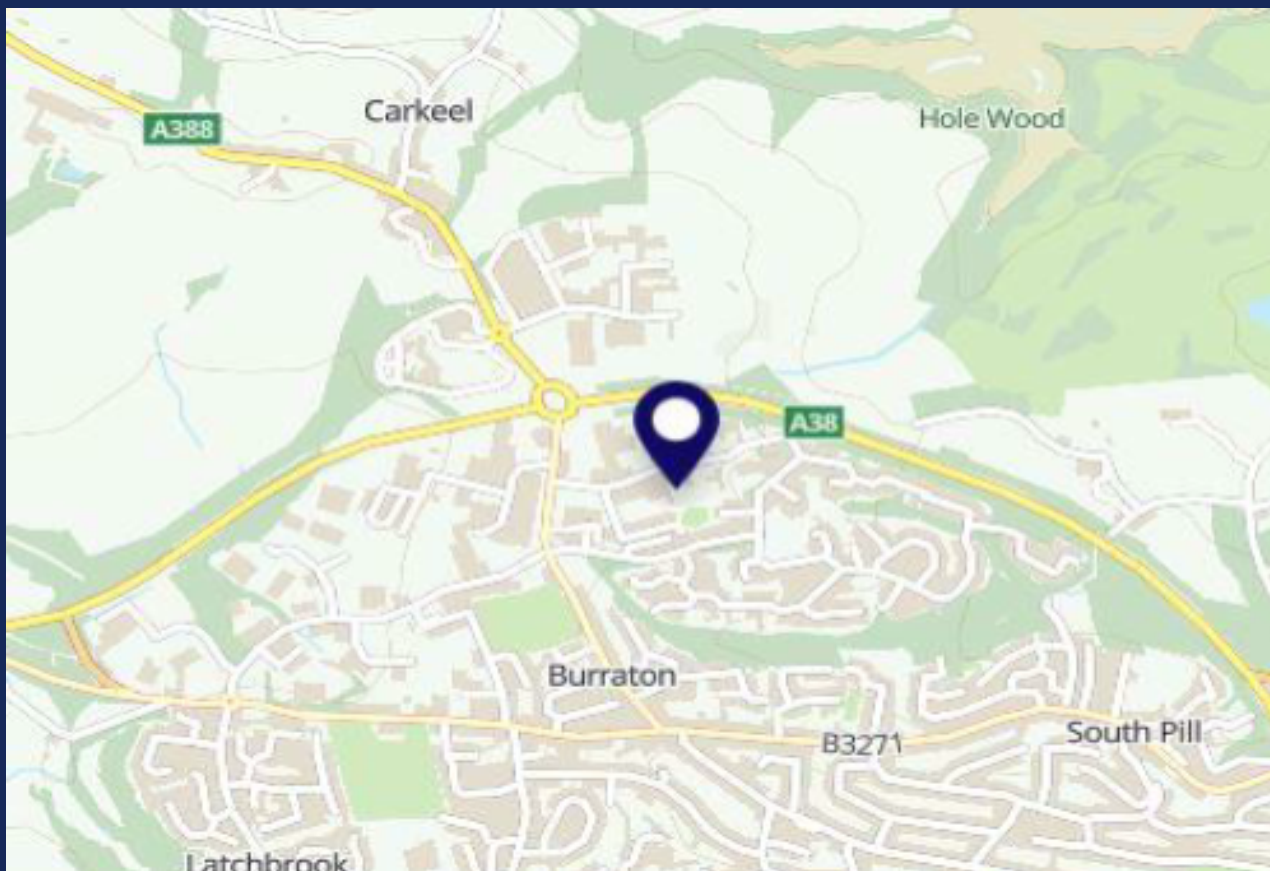
Assessed as warehouse and premises, the property has a rateable value of £26,250. Based on 2023 rateable value.

## 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. The scheme is less than 1 mile from the new residential development at Treledan which is currently under construction and when completed will provide over 1000 homes.

## VIEWING & FURTHER INFORMATION

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

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