

# Edgcumbe Trade Park

## Saltash

Available to Let  
Warehouse  
5,409 sq ft (503 sq m)

Forecourt parking



Three-phase power



Roller shutter door



Excellent trade counter location



Office accommodation



LED lighting to be installed



# Edgumbe Trade Park

Edgumbe Trade Park, Tamar View Industrial Estate Saltash PL12 6LD



## Description

Unit 12 is 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. A new roof has been fitted. The unit 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. The property benefits from office and ancillary accommodation. LED lighting to be installed.

## 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 adjacent to a Waitrose Supermarket, nearby occupiers now include Euro Car Parts, Toolstation, Screwfix, Eurocell, Topps Tiles, B&M, Howdens, Certini Cycles and Denmans Electrical.

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## Viewing / Further Information

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## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 12	Warehouse	5,409	503	Immediately
<b>Total</b>		<b>5,409</b>	<b>503</b>	

**Mileway**