



4 GWEL AVON BUSINESS PARK, GILSTON ROAD, SALTASH, PL12 6TW

TO LET £12,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Gwel Avon Business Park comprises a development of small industrial business units located in Gilston Road. Convenient access to the A38 trunk road in turn providing access to South East Cornwall, north towards Callington and Launceston, Plymouth via the Tamar Bridge.

DESCRIPTION:

This end of terrace unit is located through the entrance of the Business Park on the left hand side, in a prominent position. Benefiting from an up and over manual shutter door (3m x 3m), with separate pedestrian access door into a reception/office area with internal door into the warehouse. There is a further office off the reception area, with a restricted height storage mezzanine above. To the rear of the unit is a WC. Three phase power. Max. height 4.08m, min height 3.32m.

Externally, there is allocated parking for two vehicles.

SCHEDULE OF ACCOMMODATION:

Gross Internal Area: 1,111 sq.ft (103 sq.m)

**SERVICE CHARGE:**

For the upkeep and maintenance of services, the estate and the water rates, a service charge and management charge is levied. These charges in 2025 are currently: Service charge £250 per quarter and the management charge is £100 per quarter + VAT.

LEASE TERMS:

New lease terms to be agreed, on a full repairing and insuring basis. Our clients would seek a rental deposit and prefer a minimum term certain of 3 years or more on an initial rent of £12,000+VAT per annum.

VAT:

All the above prices are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £8,400. To find out how much business rates will be payable there is a business rates estimator service via the website.

Up to 100% Small Business Rates Relief may be available. Interested parties are advised to confirm the rating liability with Cornwall Council.per month.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Rating for this property is E (112).

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com

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