



PROMINENT TRADE COUNTER/WAREHOUSE 4,327 SQ FT (401.27 SQM) APPROX

Rent: £50,000 Per Annum

Edgcumbe Trade Park
Tamar View Industrial Estate
Saltash
Cornwall
PL12 6LD

- Prominent location overlooking the roundabout in popular industrial/trade counter estate
- Easy access to the A38 and Plymouth
- High quality modern unit
- Suit a range of alternate uses - subject to planning
- 8 Allocated parking spaces



EDGCUMBE TRADE PARK, TAMAR VIEW INDUSTRIAL ESTATE, SALTASH, CORNWALL, PL12 6LD

The property comprises a detached unit of steel portal frame construction, externally clad in micro profile steel sheeting. The unit benefits from LED lighting throughout and is served by a 3-phase electricity supply.

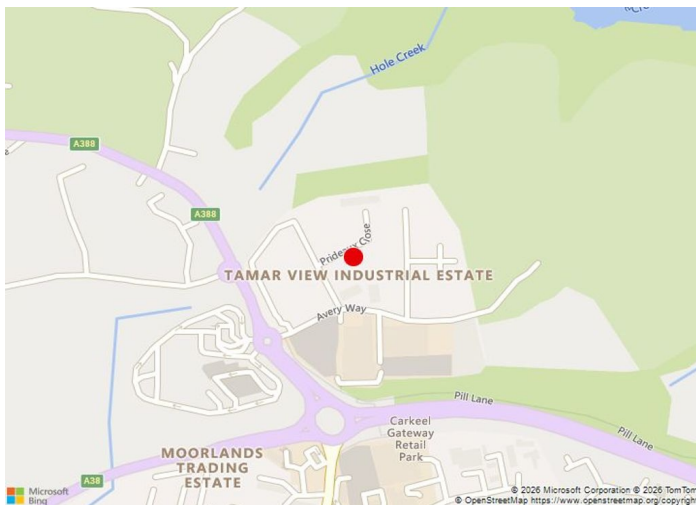
Internally, the property provides a minimum eaves height of approximately 5.61m and is accessed via an electric roller shutter door, along with a glazed pedestrian entrance to the front elevation.

Externally, the unit benefits from 8 allocated car parking spaces to the front. The accommodation also includes staff welfare facilities, incorporating a WC and kitchen area.

Situation

The property is located on Avery Way, within the popular Tamar View Industrial Estate in Saltash, positioned just across the River Tamar from Plymouth. The estate benefits from immediate proximity to the Carkeel Roundabout, providing direct access to the A38 and the wider motorway network.

The surrounding estate is an established trade and industrial location with a strong mix of national and regional occupiers including Screwfix and Toolstation, alongside Waitrose, B&M and Certini Bicycle Company, together with a range of local warehouses, trade counter and distribution businesses, making it a well-recognised destination for trade, industrial and retail occupiers.



(All dimensions and areas are approximate)

| | Sq Ft | Sq M |
|--------------------|--------------|---------------|
| Warehouse/Showroom | 4,160 | 386.46 |
| Staff Room/Office | 167 | 15.51 |
| TOTAL | 4,327 | 401.27 |

Services

We understand that main services electricity, water and drainage are connected or available to the unit.

Business Rates

The property is included in the Rating List as follows:

Rateable Value: £43,000

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£50,000 p.a.x is sought.

EPC

The property has an Energy Performance Rating of B37

VAT

VAT will be chargeable on the rental & other outgoings.

Legal Costs

Each party to bear their own legal costs

Anti-Money Laundering

Under the Money Laundering Regulations 2017, Monk and Partners will require any tenants to provide proof of identity along with any other associated documents prior to the completion of leases.



Viewing is strictly via prior appointment with the sole agent(s):

Kieran Milner
07851 766445
kieran@monkandpartners.co.uk