



## INDUSTRIAL UNIT

Edgcumbe Road, Tamar View Industrial Estate, Saltash, Cornwall PL12 6LD

1755.67 sq m (18,898 sq ft) on 0.43 hectare (1.07 acre) Site approx.

- Prominent industrial/warehouse/trade counter unit
- Established and popular trade counter location
- Available as a whole or in units from circa 830 sq m (9,000 sq ft).

# TO LET

(consider freehold sale)

All Enquiries

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# Edgumbe Road, Tamar View Industrial Estate, Saltash, Cornwall PL12 6LD

## SITUATION/LOCATION:

The property is located on the established and popular Tamar View Industrial Estate and trade park Saltash, Cornwall fronting Edgumbe Road just off the main A38 trunk road (Carkeel junction) 5 miles east of Plymouth on the Cornwall/Devon boarder and 45 miles west of Exeter and the M5 motorway.

Nearby and adjacent occupiers include Screwfix, Topps Tiles, Euro Car Parts, Tool Station, Waitrose etc.

## DESCRIPTION:

The property comprises an industrial/warehouse/trade counter building having brick and block lower elevations with metal profile sheeting above and to the roof. There is a two storey office block on the front of the main building and loading is via five roller doors to either side of the office block (one of which is tailgate level).

The building is located on a large site of approximately 0.43 hectare (1.07 acre) with a substantial front yard/parking/loading area and leaving scope for expansion subject to planning.

## ACCOMMODATION:

The accommodation can be summarised as follows: (Average dimensions were taken and all areas are approximate)

Accommodation	Metric (sq.m)	Imperial (sq.ft)
Trade Counter	130.81	1,408
Warehouse	1,257.94	13,540
Stores/ Ancillary	110.95	1,194
First Floor Offices	147.29	1,585
Mezzanine Stores	106.68	1,170
<b>Total</b>	<b>1,755.67</b>	<b>18,898</b>

## SERVICES:

All mains services are either connected or available to the property (3 phase electricity).

## RATES:

The premises are included in the rating list as stores, offices and premises as follows:

Rateable value: £59,000  
Rates payable (2019/2020): £29,736

## TERMS:

The property is available to let as a whole or in part subject to sub-division.

## RENT:

A rental of £90,000 p.a.x is sought for the whole.

## VAT:

VAT will be chargeable on the rental and other outgoings.

## EPC:

The property has an Energy Performance rating of D82.

## OTHER:

Under the Money Laundering Regulations 2017, Monk & Partners will require any tenant to provide proof of identity along with any other associated documents prior to exchange of contracts.

## LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction.

## VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment via joint sole agents:-

Monk & Partners  
4 The Crescent  
Plymouth  
Devon  
PL1 3AB

John H Slade, BSc MRICS  
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And

Haarer and Goss  
Iain Biddlestone  
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## SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:

[www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

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