

Edgcumbe Trade Park

Saltash PL12 6LD

Warehouse | 5,144 ft²



Good road links to A38 and M5



Roller shutter door



Minimum eaves 5.4m



Office accommodation



Available to Let



Description

This warehouse 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. 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.

Further information

EPC
EPC
Rating
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Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

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

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 nearby occupiers include Waitrose Supermarket, Euro Car Parts, Toolstation, Screwfix and B&M.



Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---------|---------------|--------------|--------------|--------------|
| Unit 14 | Warehouse | 5,144 | Under offer | 3,430 |
| Total | | 5,144 | | |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

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