

Edgcumbe Trade Park Saltash

Recently refurbished
Warehouse

5,144 - 5,443 sq ft

3



Good road links to A38 and M5



Roller shutter door



Minimum eaves 5.4m



Office accommodation



LED lighting



Recently refurbished

Edgcumbe Trade Park

Saltash PL12 6LD



Description

Unit 3 recently refurbished warehouse 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.

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.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

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

Viewing / Further Information

Please contact:

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 3	Warehouse	5,443	Immediately	£4,085 PCM
Unit 14 Coming Soon	Warehouse	5,144	Upon request	POA
Total		10,587		

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