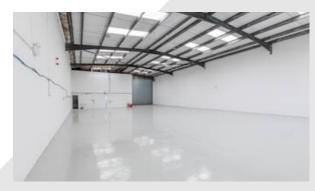


# **Edgcumbe Trade Park**

#### 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.

contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

### **EPC**

EPC is available upon request.

## VAT

VAT will be payable where applicable.

#### **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.

## Viewing / Further Information

Please contact:

Mileway Scott Jones Listers Property Consultants
Gareth Forrest
Gareth@listers.uk.com

walesandsouthwest@mileway.com 0292 168 0815

01752 222135

Listers Property Consultants Leigh Robinson enquiries@listers.uk.com 01752 222135

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersed and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information

#### mileway.com





## 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		

