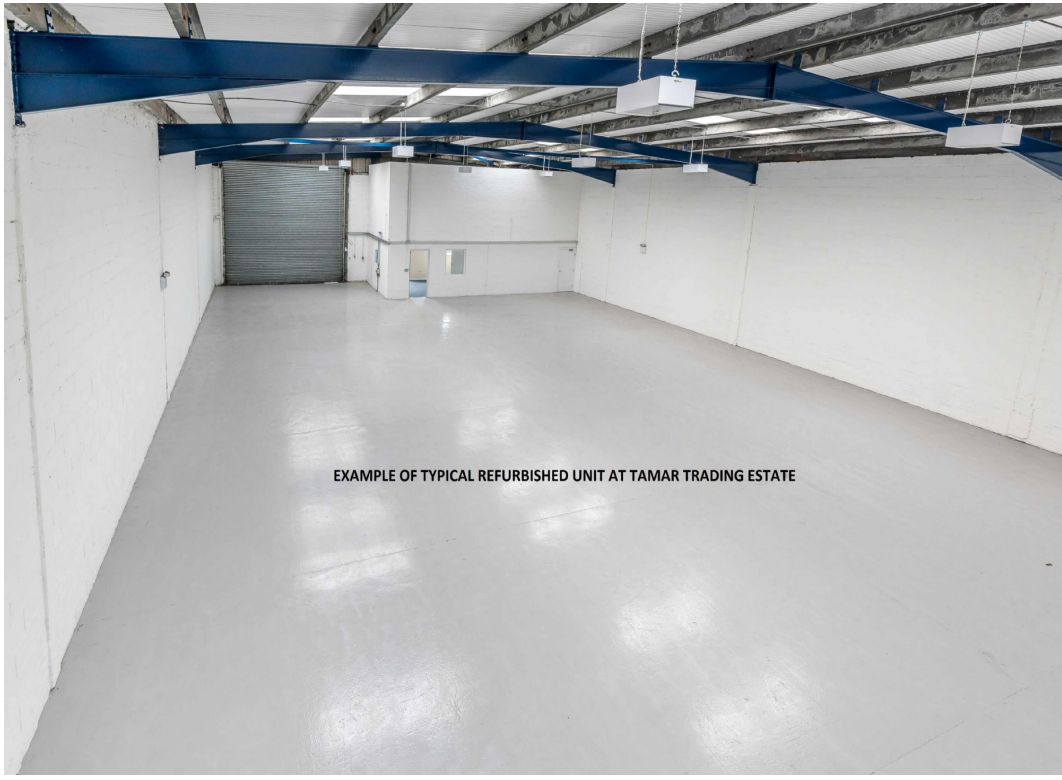
Miller Commercial

Chartered Surveyors and Business Property Specialists





EXAMPLE OF TYPICAL REFURBISHED UNIT AT TAMAR TRADING ESTATE

UNIT 14 EDGCUMBE TRADE PARK, TAMAR VIEW INDUSTRIAL ESTATE, EDGCUMBE ROAD, CARKEEL, SALTASH, CORNWALL, PL12 6LD

The unit is one of fourteen in two terraces 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 property has integral office accommodation.

Unit 14 has a minimum height to eaves of approx 5.46m and has a 4m high x 4m wide manual roller shutter door with forecourt car park to the front.

- **AVAILABLE FROM SEPTEMBER 2025**
- **MODERN INDUSTRIAL UNIT PLUS OFFICES**
- **5,144 Sq Ft (478 Sq M)**
- **POPULAR AND ACCESSIBLE INDUSTRIAL ESTATE**
- **DEDICATED FORECOURT PARKING AREA**
- **EPC - C (63)**

£41,152 PER ANNUM EXCLUSIVE

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.

DESCRIPTION:

The unit is one of fourteen in two terraces 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 property has integral office accommodation.

Unit 14 has a minimum height to eaves of approx 5.46m (17'9'') and has a 4m high x 4m wide manual roller shutter door with forecourt car park to the front.

Unit 14 will be available in September 2025.

SCHEDULE OF ACCOMMODATION:

Ground Floor - 438.2 Sq M (4717 Sq Ft)
First Floor - 39.7 Sq M (427 Sq Ft) including Offices and Toilets.

Loading Bay - Width 4.86M x Height 5.16M

Ridge Height - 6.15M

Eave Height - 5.46M

SERVICE CHARGE:

- Service Charge - £2,431.37pa (2024 - 2025)
- Insurance - Tenant to pay a fair proportion of the Building Insurance premium.

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease for a minimum of 3 years on proportionally FRI Terms.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £26,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (63).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Tom Smith on 01872 247013
Email: ts@miller-commercial.co.uk

or

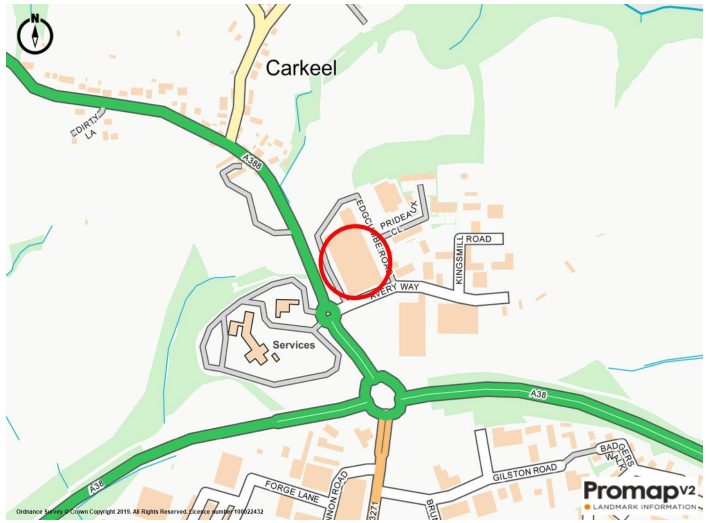
Gareth Forrest on 01752 222135
Email: enquiries@listers.uk.com













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