

TO LET

INDUSTRIAL

Industrial Unit - Approximately 2000 sq ft (185.8 sq m)
Unit 20A Prideaux Close, Tamar View Industrial Estate, Saltash,
Cornwall, PL12 6LD



- Flexible Lease available
 - Adjacent to A38 Expressway
 - Close to Waitrose & Trade Counter occupiers
- Large car park (with potential development of secure yard space)

HedgeLand

PROPERTY CONSULTANTS

DESCRIPTION

The unit is part of a terrace of units of single storey design with rendered exterior finish under an insulated profile steel roof, roller shutter door and personnel door and WC facility. The building has a maximum eaves height of approximately 16ft (4.87m) and has 11 parking spaces.

SITUATION

Tamar View Industrial Estate is situated adjacent to the A38 Expressway approximately six miles from Plymouth City Centre. The Estate is considered a major commercial area of Saltash with a mix of established industrial/warehousing and retail users including Waitrose Supermarket, B & M Discount Topps Tiles, Screwfix and Toolstation. The Estate benefits from good vehicular access from the A38 Expressway which provides a direct route into Cornwall and East into Plymouth.

ACCOMODATION AVAILABLE

The unit equates to a Gross Internal Area of approximately 2000sq ft (185.8 sq m) to include a WC.

SERVICES

Mains water, drainage and three phase electricity are connected.

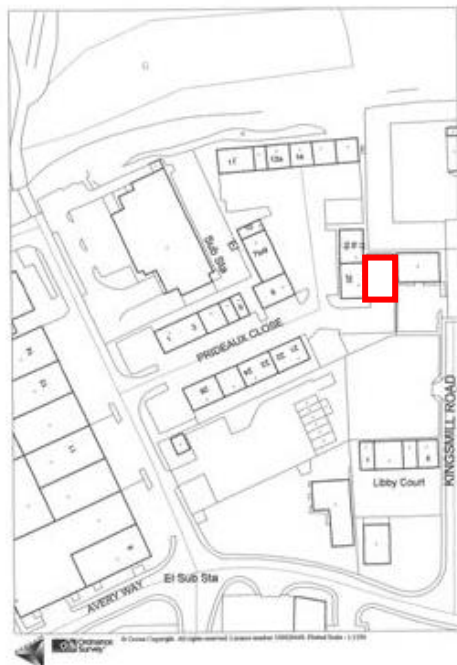
RATES

The Valuation Office website indicates a Rateable Value (2017) of £14,000

LEGAL COSTS

Both parties bear their own legal costs.

Private View, Tamar View Industrial Estate, Saltash, Cornwall, PL12 6LD
(For Identification Purposes only)



SERVICE CHARGE

An annual service charge is applicable to the unit paid quarterly with the rent.

LEASE TERM

The unit is available on a three year Lease with the provision for the Tenant being able to break at three months notice following the first twelve month period.

Further details are available on request from the Letting Agent.

RENT

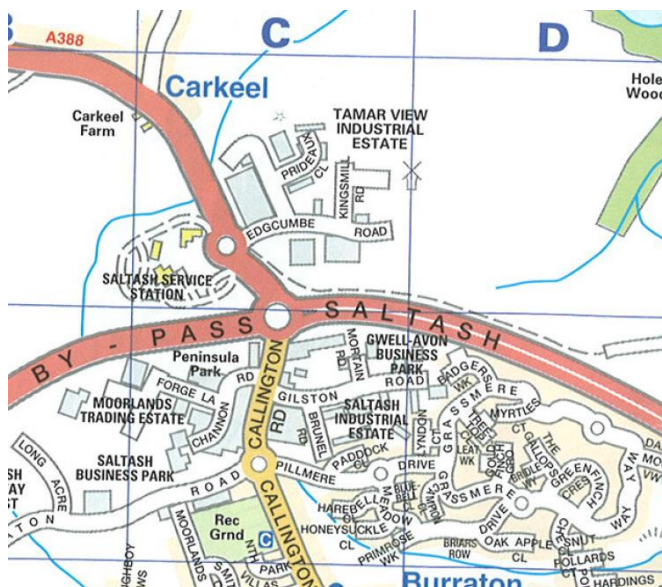
£16,000 per annum exclusive of all other outgoings paid quarterly in advance.

EPC

An EPC has been carried out and is available on request.

VAT

All prices quoted are exclusive of VAT and if applicable will be charged at the prevailing rate.



Viewing

Strictly by appointment only

Javan Spencer
HedgeLand Property Consultants
7 The Crescent
Plymouth
PL1 3AB

T 01752 201748 or 07779 284460

E enquiries@hedge-land.co.uk