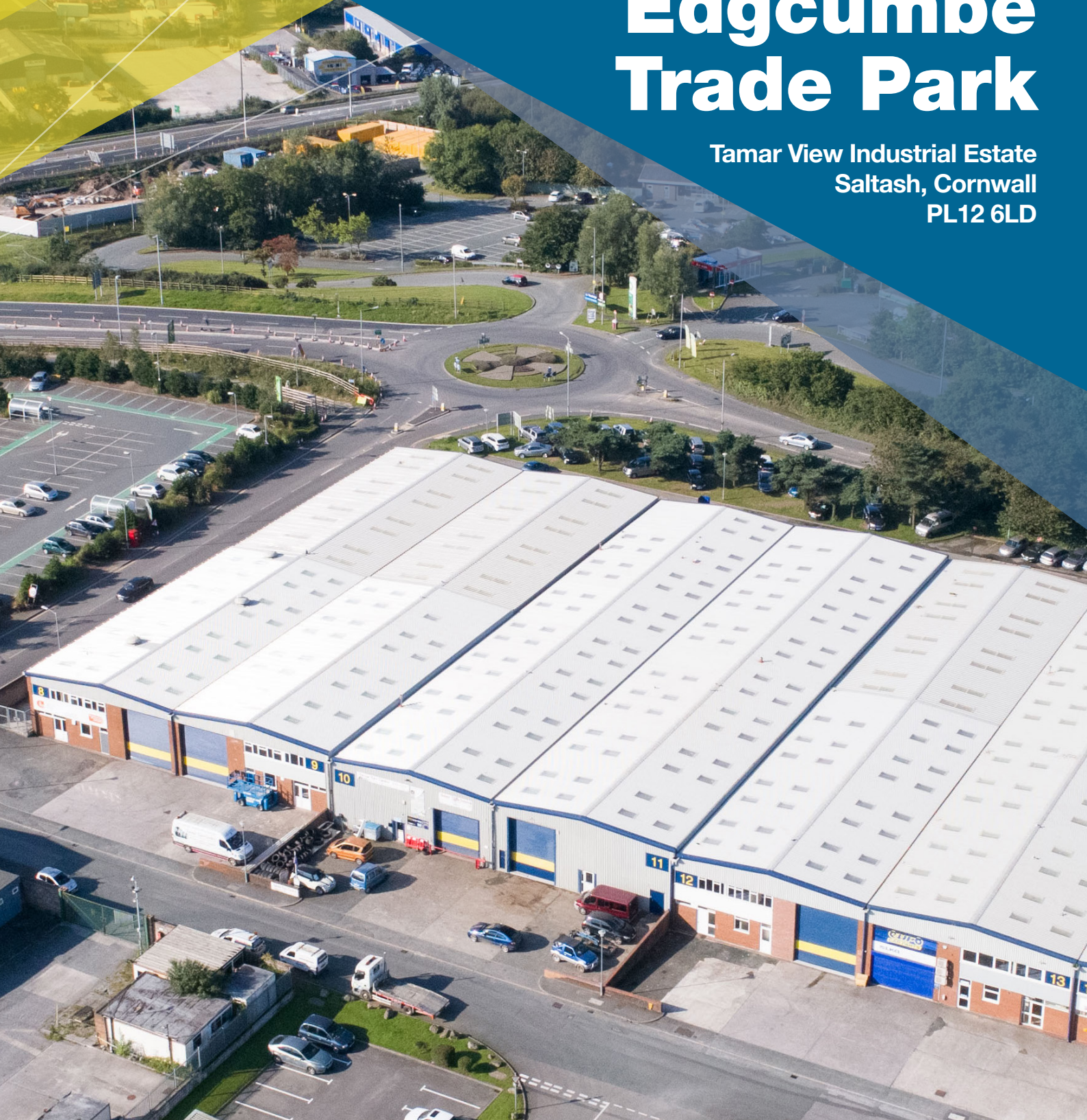


# Edgcumbe Trade Park

Tamar View Industrial Estate  
Saltash, Cornwall  
PL12 6LD



**Units from 4,000 – 25,000 sq ft**

- Newly refurbished
- Established commercial location
- Flexible lease terms
- Immediately available
- Allocated parking
- Excellent access to A38
- Next to Waitrose



## 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. The A38 also links Cornwall to Plymouth and Exeter and the M5 motorway.

Edgumbe Trade Park is within Tamar View Industrial Estate, occupies an excellent location at the junction of the A38 dual carriageway with the A388, to Callington and Launceston.

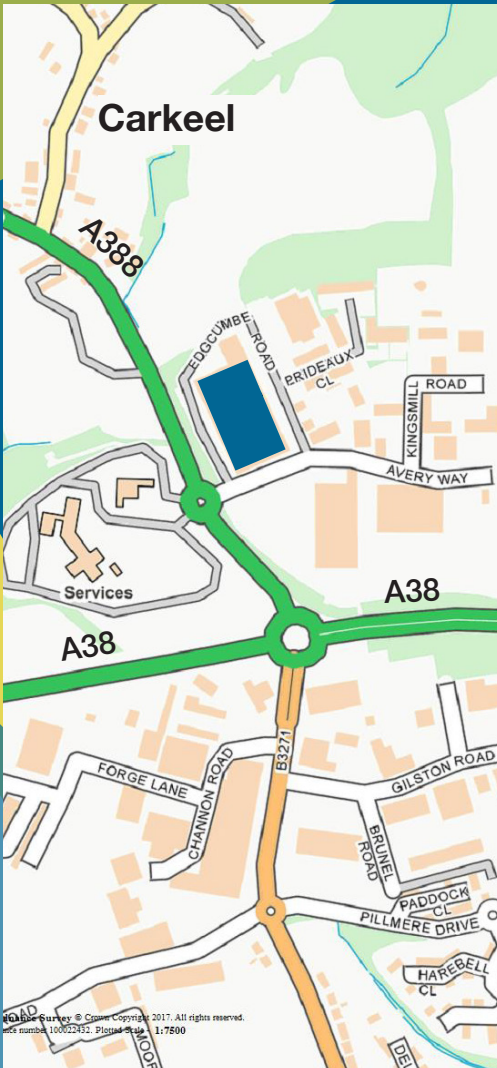
The property is situated off Edgumbe Road, in a highly prominent position adjacent to a Waitrose supermarket. Other nearby occupiers now include Toolstation, Screwfix, Topps Tiles, B&M, Howdens, Euro Car Parts and Denmans Electrical.

## Description

Edgumbe Trade Park comprises a detached building with 14 business units in two back-to-back terraces.

The building is of steel portal frame construction with brick and block elevations and an eaves height of approximately 5.4m (17'9"). The roofs are pitched with double-skin metal cladding including translucent panels. Internally, the units have solid concrete floors and loading access is via 4m high x 4m wide roller shutter doors. The majority of units have integral office accommodation. Externally, each unit has forecourt parking / loading to the front. A circulation road (Edgumbe Road) provides access around the property.

A programme of refurbishment has been recently completed.



## Accommodation

Unit	Status	Tenant Name	Area (sq m)	Area (sq ft)	Rent P.A (£)
1, 2 & 13	Let	Euro Car Parts	1,526	16,421	-
3	Let	Cornish Farm Produce	508	5,473	-
4 & 5	Let	Sleep and Hill Motors	943	10,147	-
6	AVAILABLE		509	5,484	£38,500
7	Let	Toolstation	533	5,732	-
8	AVAILABLE		487	5,242	£36,750
9	AVAILABLE		468	5,036	£35,250
10	Let	Tamar Tyres	469	5,051	-
11	AVAILABLE		387	4,163	£18,750
12	AVAILABLE		510	5,491	£24,750
14	Let	Cornwall Fleet Components	477	5,139	-

# Site Plan



## Use

The units have potential for uses within classes B1, B2 and B8 of the Town and Country Planning (use Classes) Order 1987, subject to statutory consents.

## Services

Mains water and drainage and 3-phase power are supplied.

## Terms / Rents

Single or combined units are available on conventional full repairing and insuring terms. Each party to bear their own legal costs. Quoting rents are available from the joint agents.







## Business Rates

Unit	Rateable Value
Unit 6	£36,750
Unit 8 & 9	£38,500
Unit 11	£20,500
Unit 12	£23,000

## Energy Performance Certificate

The property has been assessed for Energy Performance and typically awarded a rating of 91 D.



## Viewing / Further Information



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