



To Let

£675 per month

Offices 4 & 5, 1 Bridge Court, Kingsmill Road, Tamar
View Industrial Estate, Saltash PL12 6LS

340 Sq Ft
(31.60 Sq M)

Summary

- Two interconnecting office suites
- Good decorative order
- Communal kitchen
- Easy access on to A38
- One car parking space

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

Office 4 & 5	sq m	sq ft
Total	31.60	340

Service charge:

A service charge is levied which covers heating, lighting and air conditioning, water rates, cleaning of outside windows and common areas, maintenance of the common areas and maintenance of the fire alarm and equipment at a cost of £150 plus VAT per month.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

A (22)

Business rates:

Interested parties are advised to confirm the rating liability with Cornwall Council.

Terms:

Available on a licence, flexible terms from 3 months.

Legal fees:

Each party to be responsible for their own legal costs.

VAT:

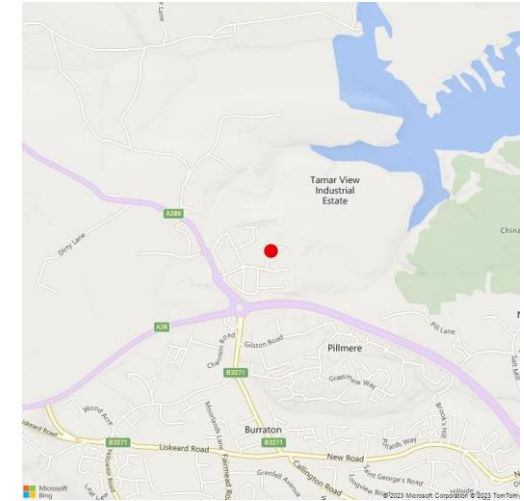
The property has been registered for VAT and therefore is chargeable on all outgoings.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



Location:

The property is located on the Tamar View Industrial Estate and is accessed off Kingsmill Road. There is easy access onto the A38 at the Carkeel Roundabout which is only 2 minutes from the property.

Description:

Accessed from a communal entrance way, the property benefits from a number of small office suites on the ground floor. There is perimeter trunking in each suite. In addition there is a communal kitchen. There is one allocated car parking space included.



CONTACT THE AGENT

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