



To Let

£13,500 pax

First Floor 1 Bridge Court, Kingsmill Road, Tamar
View Industrial Estate, Saltash, Cornwall, PL12
6LS

1,242 Sq Ft
(115.4 Sq M)

Summary

- First floor office with view
- Three allocated parking spaces
- Located in the well connected town of Saltash
- Air Conditioning
- Easy access to the A38 and Plymouth
- New lease

Location:

Saltash benefits from excellent transport connections, situated immediately to the west of Plymouth and providing direct access to the A38 dual carriageway, which forms part of the main route linking Cornwall with Devon and the national motorway network via the M5. The town also benefits from railway connections on the main Penzance to London Paddington line, with services running from Saltash railway station. Saltash forms part of the wider The town is a well-established residential and commercial location and benefits from its proximity to Plymouth, supporting a range of local businesses, services and amenities.

Description:

The property comprises a first floor office unit providing well configured office accommodation

suitable for a range of business uses. The suite benefits from a kitchenette and WC facilities. The accommodation offers a straightforward office layout and would suit a variety of occupiers. The property also benefits from two allocated parking spaces. The suite will be recarpeted throughout.

Accommodation:

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

	sq m	sq ft
Total	115.4	1,242

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. This service charge includes exterior maintenance, buildings insurance, public liability insurance, 50% of the building's electricity consumption, water rates, maintenance and statutory testing of the fire alarm system and fire extinguishers, maintenance of the air conditioning system, estate management charges, window cleaning, and standard refuse collection.

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:

The property is available by way of a new internal repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

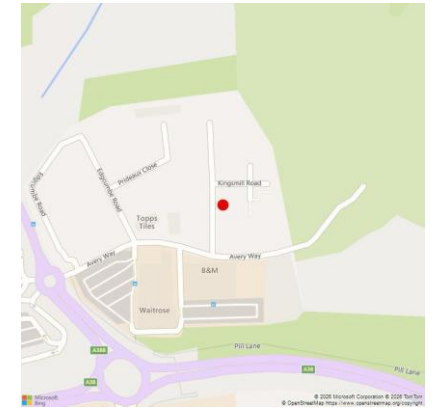
The property has been elected for VAT and therefore VAT will be charged on the rent.

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.



CONTACT THE AGENT

Carys Makelis

Tel: 07841 150716

Email: cmakelis@vickeryholman.com

Anna Jackson

Tel: 07841 150718

Email: ajackson@vickeryholman.com

Plymouth Office

Plym House, 3 Longbridge Road,
Plymouth, Devon, PL6 8LT