



Unit 2 Enterprise Park

Forge Lane, Saltash, Cornwall, PL12 6LX

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Forge Lane, Saltash, Cornwall, PL12 6LX

Bruton Knowles, Plumer House, Tailyour Road,
Plymouth, PL6 5DH

Mark Slade 01752 936101

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Available February 2021

LOCATION

The premises are located in Forge Lane, Saltash, just 5 miles west of Plymouth and 2 miles north of Saltash. The site has direct access to the A38 dual carriageway.

DESCRIPTION

Forming part of a larger building the unit benefits from good eaves height, mezzanine floor, WCs and single person office, parking and 3 phase electricity. The premises are of steel portal frame construction with brick and block work walls to a height of 2.8m. There is steel profiled cladding to the elevations and roof covering with approximately 10% roof-lights.

ACCOMMODATION

All areas and dimensions stated are in accordance with the Code of Measuring Practice

	Sq.ft	Sq.m
GROUND FLOOR	905	77
MEZZANINE	754	70.1
Total (GIA Approx)	1659	147

ENERGY PERFORMANCE CERTIFICATE

Rtauing – D (88)

VAT

All figures quoted are exclusive of VAT

TENURE

Available by way of a new full repairing and insuring lease, the quoting rent is £13,000 per annum exclusive

BUSINESS RATES

The premises are assessed as WORKSHOP AND PREMISES and have a rateable value of £12,500

VIEWING

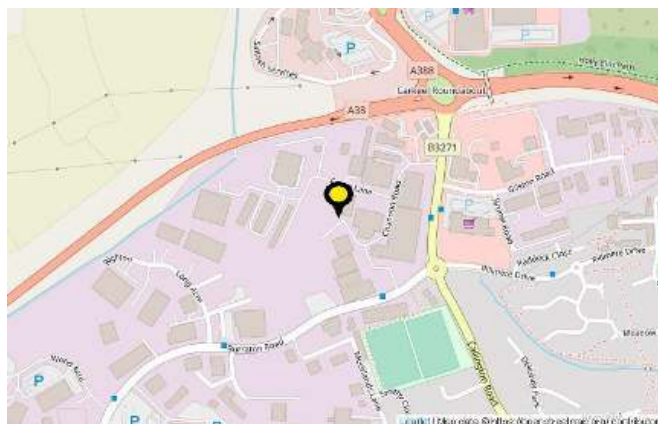
By appointment with the SOLE AGENTS

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LOCATION PLAN



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