

ELENHOLT STEEL FABRICATIONS
Structural Steel Works
Loft Steels
Fire Escapes
General Steel Fabrication
Mezzanine Flooring
Spiral Staircases
Tel/Fax: (01752) 849980

Unit 5 Enterprise Park

Forge Lane, Saltash, Cornwall, PL12 6LX

BK Bruton Knowles est. 1862

www.brutonknowles.co.uk

CODE 5181

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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 AUGUST 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	1905	177
Total (GIA Approx)	1905	177

ENERGY PERFORMANCE CERTIFICATE

Rtaug – E (117)

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 £12,250

VIEWING

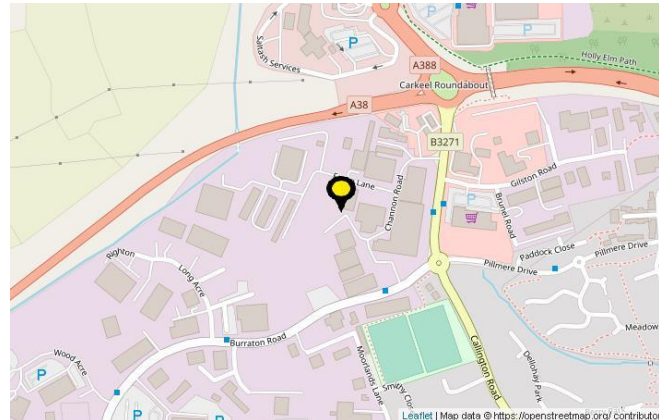
By appointment with the SOLE AGENTS

Contact: Mark Slade

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LOCATION PLAN



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