

# TO LET

## INDUSTRIAL AND WAREHOUSE

Unit 4, Castle Buildings, Gilston Road, Saltash, PL12 6TW



503 Sq M (5414 Sq Ft)

**BK CODE**  
**5522**

# INDUSTRIAL AND WAREHOUSE

4 Castle Buildings, Gilston Road, Saltash, PL12 6TW

## LOCATION

The Castle Building is an established trading position situated on Gilston Road in Saltash. The premises are well positioned within easy reach of the A38 which serves both Cornwall and Devon. Central Plymouth is approximately 7 miles away. The unit comprises a terrace of ground floor industrial units in the lower ground floor section of the building.

## DESCRIPTION

The Castle Building is an established trading position situated on Gilston Road in Saltash. The premises are well positioned within easy reach of the A38 which serves both Cornwall and Devon. Central Plymouth is approximately 7 miles away. The unit comprises a mainly open-plan warehouse premises with staff welfare and offices. Access is via a full height roller shutter door with a separate adjacent pedestrian door.

## TERMS

Leasehold. A new lease for a term by arrangement.

## ENERGY PERFORMANCE CERTIFICATE

Energy performance rating - E

## LEGAL COSTS

The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

## TO LET

£32,500 Per Annum Exclusive

## BUSINESS RATES

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171. The building does have a rateable value £21,500 (2017 assessment).

## VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.

## VIEWING

For further information or an appointment to view please contact either:-

Ian Le Grice at Bruton Knowles on 01752 936101 or via email [ian.legrice@brutonknowles.co.uk](mailto:ian.legrice@brutonknowles.co.uk)

## SCHEDULE OF ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Total	503	5414



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