

UNIT 4, FORGE LANE

SALTASH, PL12 6LX



Sanderson
Weatherall

Light industrial / warehouse unit

TO LET

2,990 sq ft
£21,000 per annum **SW**

DESCRIPTION

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.

Forming part of a larger building the unit benefits from good eaves height, ground and first floor offices, secure yard and 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.

Currently fitted out as a dance school with two large studios each of circa' 80sqm, changing rooms, reception, office and kitchen area. Externally there is parking for 6-8 vehicles.

All mains services are connected to the premises. We have not tested any apparatus and therefore interested parties are invited to make their own enquiries.

KEY FEATURES

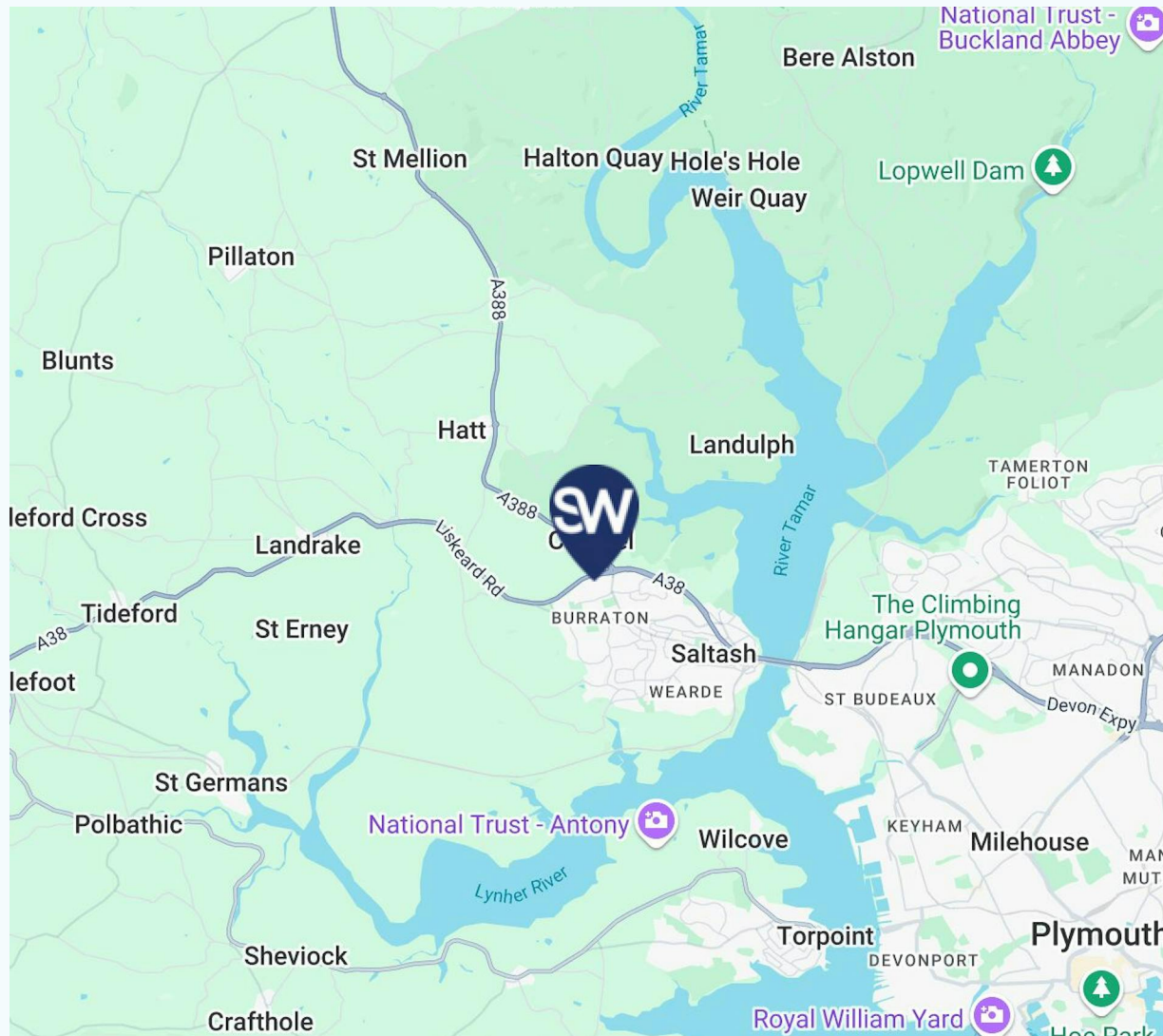
- To Let
- Rent - £21,000pax
- 277.8sqm (2990sqft)
- New lease



UNIT 4, FORGE LANE

LOCATION

2,990 sq ft
£21,000 per annum



The premises are located in Forge Lane, Saltash, just 5 miles west of Plymouth and 2 miles north of Saltash. The site has easy access to the A38 dual carriageway, within 2 minutes drive, via Forge Lane and Carkeel roundabout.

GALLERY

2,990 sq ft
£21,000 per annum



UNIT 4, FORGE LANE

MORE DETAILS

2,990 sq ft
£21,000 per annum 

RENT

£21,000 per annum

BUSINESS RATES

Rateable Value: £16,750

Rates Payable: £9,296.25 per annum Based upon the 2023 valuation.

EPC

E (104)

LEASE

New Lease

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

ADDITIONAL INFORMATION

- [View Website](#)

For further information or to arrange a viewing please contact

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