

HOLE FARM, AVERY WAY, TAMAR VIEW INDUSTRIAL ESTATE

SALTASH, PL12 6LD



Sanderson
Weatherall

17

UNIT 16

UNIT 15

ELEVATION UNITS 14 TO 17

NEW BUILD SCHEME IN SALTASH

TO LET



DESCRIPTION

Hole, Farm, Saltash comprises a new development of light industrial / warehouse units. The first phase of the scheme, comprising four units, is now under construction with delivery forecast for the 4th quarter of 2025.

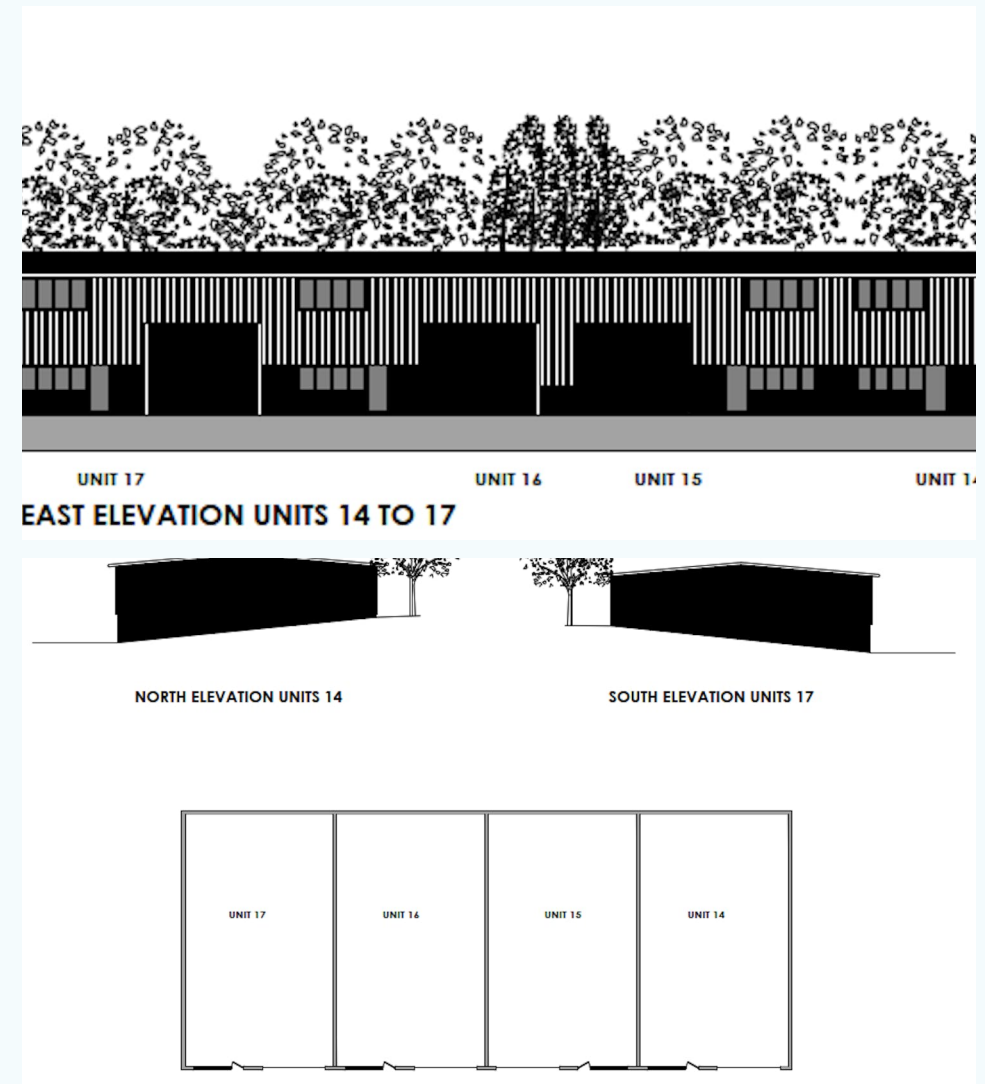
The specification of the individual units includes: -

- Units from 234sqm (2527sqft)
- Mains water, mains drainage and 3-phase electricity are connected.
- 6m eaves height
- Electric roller shutter doors
- Power floated concrete floors with 40KN/m2 loading.
- All mains services, EXCEPT GAS, are connected to the premises.

Immediately to the west of the scheme is the established Tamar View Trading Estate that has a wide range of established occupiers, Waitrose Supermarket attracting good traffic flow to and from the area.

KEY FEATURES

- > TO LET
- > NEW BUILD UNITS - INITIAL RELEASE OF 4 UNITS
- > AVAILABLE 4TH QUARTER 2025
- > NEW FRI LEASES - TERMS TO BE NEGOTIATED



LOCATION



The property is located on the popular Tamar View Industrial Estate at Saltash, Cornwall.

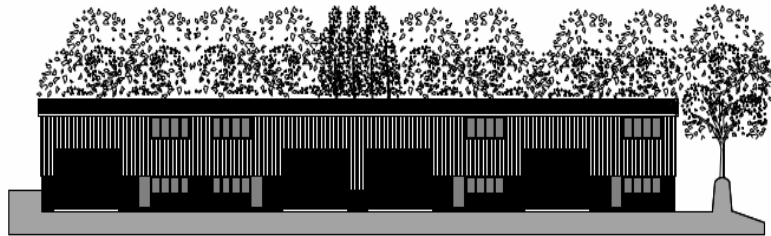
Saltash is located in East Cornwall adjacent to A38 dual carriageway, connecting with Plymouth (3 miles) and Exeter/M5 (45 miles) with a resident population of approximately 16,420.

The town has a thriving industrial, distribution and employment base centred on the Carkeel junction of A38 with A388.

Local retail facilities are offered by Waitrose, Lidl, and the recently completed Carkeel Gateway retail park.

Adjacent and nearby occupiers to the new scheme include Screwfix, Topps Tiles, Waitrose, B&M, Euro Car Parts and GSF.

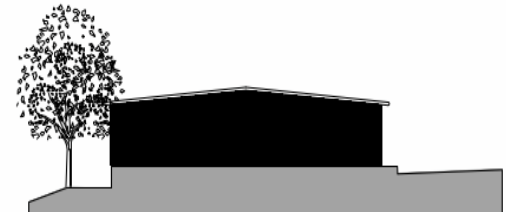
HOLE FARM ARCHITECTS PLANS



UNIT 21 UNIT 20 UNIT 19 UNIT 18
WEST ELEVATION UNITS 18 TO 21



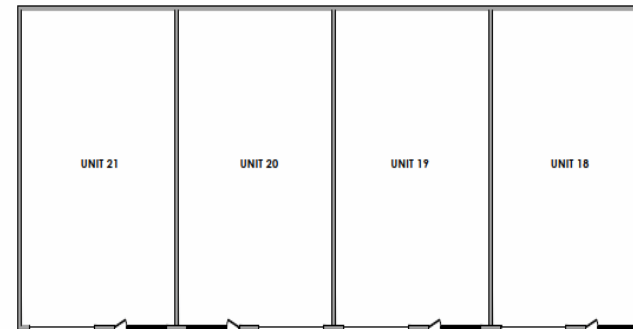
SOUTH ELEVATION UNITS 18



NORTH ELEVATION UNITS 21



UNIT 18 UNIT 19 UNIT 20 UNIT 21
EAST ELEVATION UNITS 18 TO 21



AERIAL OF WHOLE SITE



HOLE FARM, AVERY WAY, TAMAR VIEW INDUSTRIAL ESTATE

ACCOMMODATION



Name	sq ft	sq m	Availability
Unit - Unit 14	2,527	234.77	Available
Unit - Unit 15	2,527	234.77	Available
Unit - Unit 16	2,527	234.77	Available
Unit - Unit 17	2,527	234.77	Available
Total	10,108	939.08	

MORE DETAILS



RENT

£30,000 per annum per unit

AVAILABILITY

Available Q4 2025

LEASE

New Lease

TERMS

- * New full repairing and insuring leases
- * Quoting rent of £30,000 pax
- * Each party to bear their own costs

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact



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Certified



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