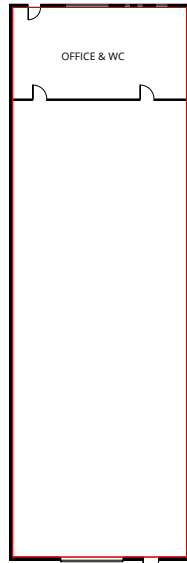




UNIT 11
MOORSWATER
LISKEARD
PL 14 4LN

- **TO BE REFURBISHED INDUSTRIAL PREMISES**
- **ACCESSIBLE LOCATION JUST OFF THE A38**
- **SIZE - 230 SQ M 2478 SQ FT**
- **AMPLE PARKING**
- **RENT - £7.50 PSF**

PLAN 1



GROUND FLOOR

RED OUTLINED AREAS ARE PART OF PREMISES

1:2 M



THE IMAGE TAILOR LTD.
4 HYDE LANE,
BOVINGDON,
HERTFORDSHIRE,
HP3 0EG

drawing title
11 MOORSWATER INDUSTRIAL ESTATE,
PL14 4LN

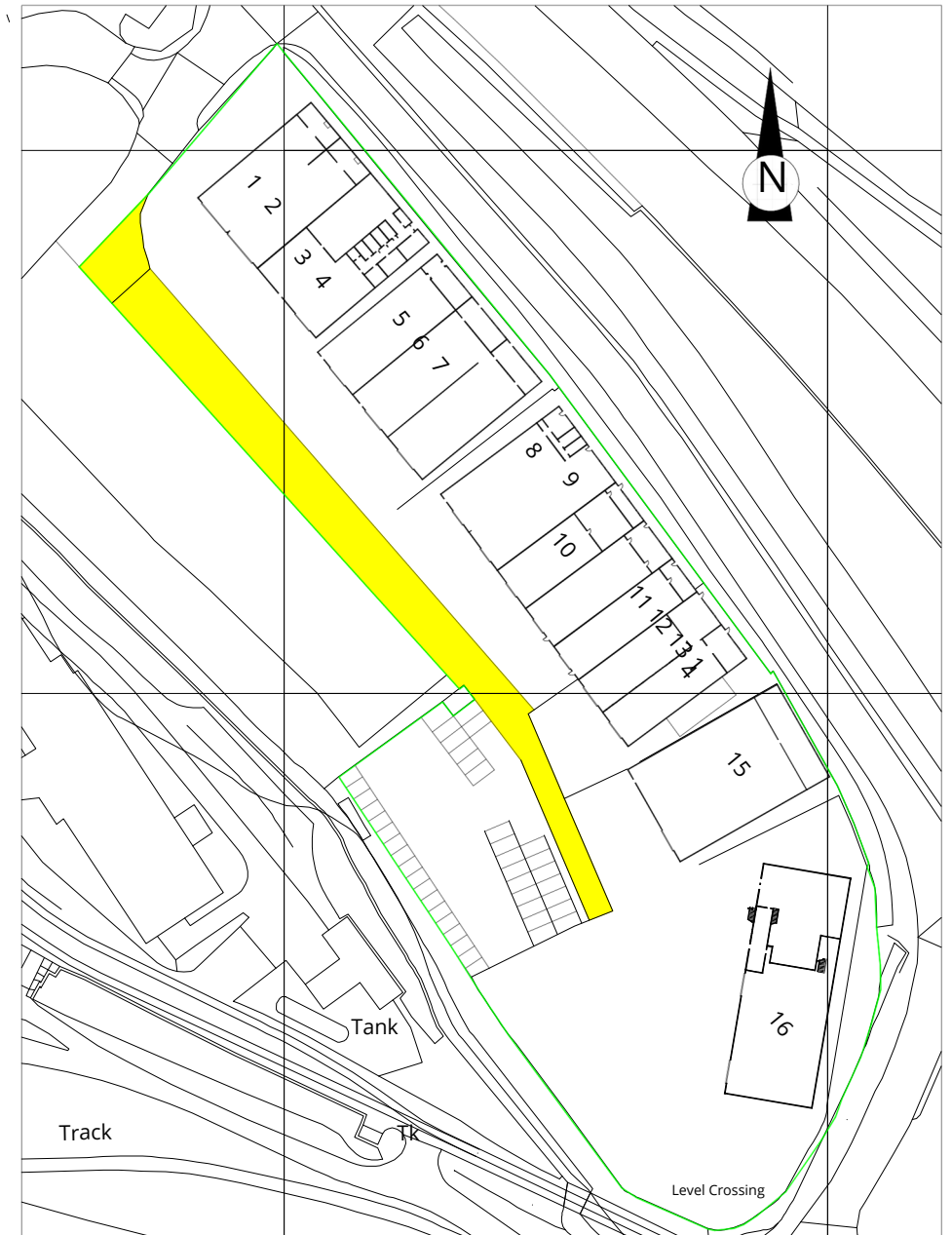
scale 1:200 @ A3

date

revision

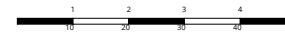
Scale : For the plan to be in scale, the above scale must measure correct. e.g. 5 centimeters when printed.

LEASEPLAN



SITE PLAN SCALE 1:1000

1:10 M



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HP3 0EG

drawing title
1-16 MOORSWATER INDUSTRIAL ESTATE,
PL14 4LN

scale 1:1000 @ A4

date

revision

Scale : For the plan to be in scale, the above scale must measure correct. e.g. 5 centimeters when printed.

LEASEPLAN

LOCATION & DESCRIPTION

The premises are located on the Moorswater Industrial Estate, with direct access to the A38 dual carriageway, very prominently situated around one mile west from the East Cornwall market town of Liskeard. The location is 14 miles from Plymouth via the Tamar Bridge and some 55 miles from the M5 at Exeter. The town of Liskeard offers a wide range of facilities, including a main line station, and the Moorswater Industrial Estate has a range of long established industrial, trade counter and rural supply companies, notably Mole Valley Farmers, Bradfords Builders Merchants and Howdens.

The unit is accessed from both front and rear elevations of the building. Predominantly open plan with kitchen, WC facilities, reception and office to the rear. To the front of the unit there is an external area for parking/storage. Additionally, there is further communal parking on the estate. The unit will be refurbished to the following specification.

- Newly clad front elevation
- Newly installed roller shutter door
- Newly painted floor
- Re-decorated throughout
- Kitchen, office and WC upgraded

TENURE

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £7.50 PSF.

ACCOMMODATION

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Total: 230 sq m - 2478 sq f

RATEABLE VALUE

We understand that the property is shown in the 2023 Rating List has having a rateable value of £10,500. We recommend that interested parties make their own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

EPC

The EPC rating for the property is C(68).

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING/FURTHER INFORMATION

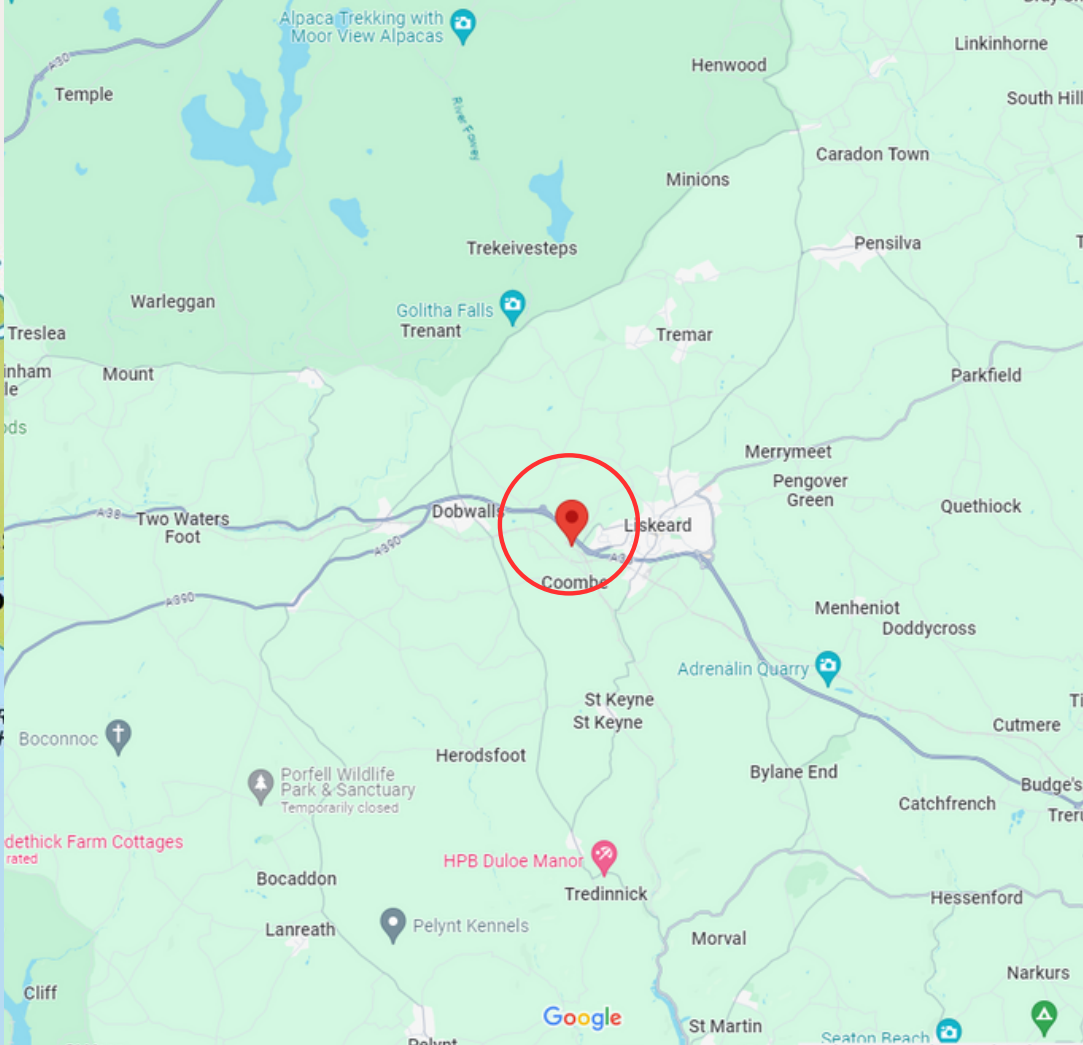
Viewing strictly by appointment with SBC Property and Stratton Creber.

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

FAO : Carl Jenkin
TEL : 07738 321134
EMAIL: Carlesbcproperty.com

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TEL : (01752) 670700
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Chrisryland@sccplymouth.co.uk





CHARTERED SURVEYORS

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T: 07738 **321134**

E: Carl@sbcproperty.com

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