



UNIT 3, WOODS BROWNING INDUSTRIAL ESTATE, BODMIN PL31 1DQ

- ESTABLISHED INDUSTRIAL LOCATION
- EXCELLENT ACCESS TO A30
- SELF-CONTAINED, REPLACEMENT ROOF WITH PV PANELS
- GROUND FLOOR WAREHOUSE WITH TWO-STOREY REAR SECTION
- GROSS INTERNAL FLOOR AREA 153.20 SQ M (1,649 SQ FT)
- NEW LEASE £12,000 PA

RENT £12,000 PER ANNUM



LOCATION

The premises are situated on the eastern outskirts of Bodmin, lying approximately 1/2 mile from the A30 and A38 Bodmin/Plymouth intersection. The premises, therefore, have excellent road communication links with the rest of the county and beyond to Exeter, approximately 60 miles east.

The industrial estate is situated close to Bodmin Community College and several employment estates in the vicinity.

DESCRIPTION

Woods Browning Industrial Estate provides a variety of individual industrial units primarily occupied by local companies and vocational courses / training academies by Bodmin College.

The unit provides self-contained industrial accommodation with lower ground floor toilet and kitchen areas, together with part first floor office content at the rear. The premises are accessed via both pedestrian and access/loading doors to the front elevation and there is on-site parking to the front of the units. The property has been subject to a recent upgrade, to include a replacement roof and PV solar panels feeding directly to the property.

ACCOMODATION (Areas are approximate)

Gross Internal Area 153.20 sq m (1,649 sq ft)

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation and execution of the new lease.

TENURE

Lease Term	: 3/6/9 years
Rent Review	: The lease will be subject to a rent review on a 3-yearly upward only basis
Service Charge	: The tenant will be responsible for a service charge of £251.18 per quarter
Building Insurance	: Landlord pays and recovers this from the tenant. For the current year this is £371.64
Use	: E uses
Rent	: £12,000 per annum
Deposit	: 3 months deposit

BUSINESS RATES

The tenants is responsible for the business rates. Prospective tenants should make their own enquirers with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Current rateable value (1 April 2023 to present) £8,400

EPC

EPC Rating of D under Certificate Reference Number 0460-0531-8919-1525-6002.

PLANNING

We would advise all interested parties to make their own enquires as to potential uses of the premises.

LEASE TERMS

The property is offered by way of a new lease with terms at £12,000 per annum.

VAT

No VAT payable.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole agents.

SBC Property

Daniell House

Falmouth Road, Truro

Cornwall TR1 2HX

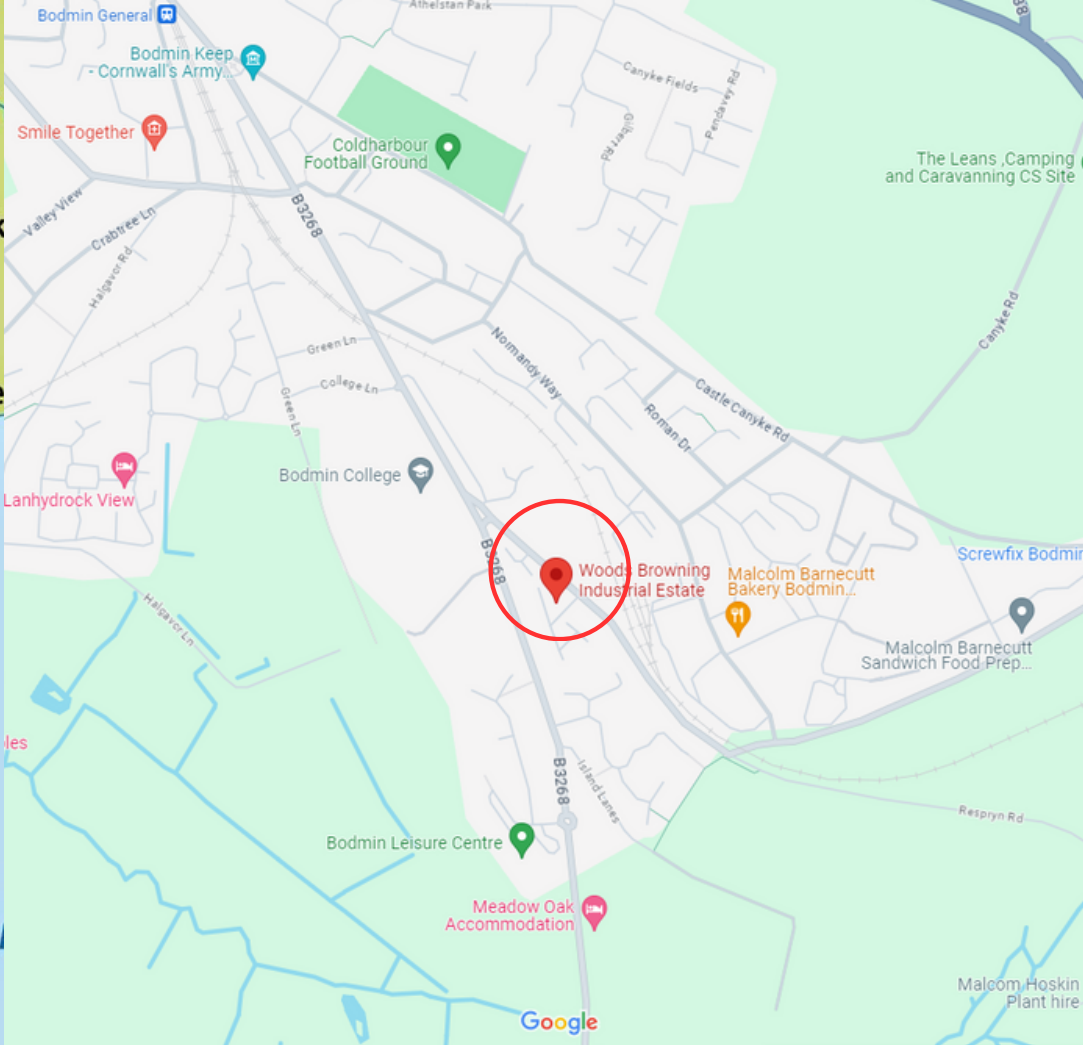
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CHARTERED SURVEYORS

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