



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

TO LET - 2B Omaha Road, Walker Lines Industrial Estate, Bodmin, PL31 1ES

- To let **£26,475 per annum exc VAT** on a Fully Repairing and Insuring Lease
- 3,309 sq. ft (307.4 sq. m) industrial/warehouse/trade counter unit with office, kitchen and disabled WC
- Secure yard area totalling 3,348.76 sq. ft (311.11 sq. m)
- Located on a well established industrial estate with neighbouring businesses including Malcolm Barnecutt Bakery, Kelly's of Cornwall, Cormac Solutions, UPS Bodmin, Screwfix
- Easy access to the A38 and the A30
- 1 mile from Bodmin town centre, 3 miles from Bodmin Parkway Railway Station and 17 miles from Newquay Airport

Viewing by prior appointment with:

Tim Smart

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scp.uk.com

Location

Walker Lines Industrial Estate is home to many trade, light industrial and warehouse units, located in the south east of Bodmin town centre. Neighbouring businesses include Malcolm Barnecutt Bakery, Kelly's of Cornwall, Cormac Solutions, UPS Bodmin, Screwfix. Asda, Halfords and Homebase are also located in close proximity. Bodmin town centre offers a range of amenities including schools, restaurants and national outlets such as Boots, W.H Smith, Clarks, Sainsbury's, Costa Coffee and Lloyds Bank. Bodmin Parkway Railway Station is 3 miles, with connections to London Paddington. There is easy access to the A38 leading to Plymouth (32 miles) and the A30 leading to Truro (25 miles). The closest airport links include Newquay (17 miles), Plymouth (33 miles) and Exeter (76 miles).

Description

A 3,309 sq. ft (307.4 sq. m) industrial/warehouse/trade counter unit with office, kitchen and disabled WC. There is a front yard area of 3,348.76 sq. ft (311.11 sq. m). The unit benefits from a roller door with a height of 2.8 metres (9.2 ft) and a width 4 metres (13.12 ft), 2 fire exits, 7 high-bay lighting units, exposed timber lattice truss internal roof, board and batten ceiling with a minimum eaves height of 2.85 metres (9.35 ft), concrete floor, fire alarm system, single phase electricity, and water tap.

Area	Sq. ft	Sq. m
Main Warehouse Section	2,964.38	275.4
Office	156.1	14.5
Kitchen	86.11	8
WC and Storage - <i>not measured individually but included in total GIA below</i>	n/a	n/a
Total GIA	3,309	307.4

Tenure

New lease available at £26,475 per annum exc VAT on a Fully Repairing and Insuring Lease.

EPC

The property has a current EPC rating of D-91.

Services

We understand that mains electricity, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquiries.

Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which maybe beneficial to particular tenants. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk or 0300 1234 151.

VAT

Under the Finances Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant established the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal prospective costs incurred in the transaction. However, if the leaseholder aborts the transaction for any reason then they will be responsible for the landlord's legal costs.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Rateable Value

The rateable value is £13,000 p.a. as of 2023. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397, email: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk.



Cornwall Office:

Trenoweth, Troubridge Road
Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract



Photos



Warehouse Interior



Warehouse Interior



Roller Door



Office



Kitchen



External Yard Area



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Map of Cornwall and Devon



Red arrow locating Bodmin



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