



PART 11A CALLYWITH GATE INDUSTRIAL ESTATE, BODMIN, PL31 2RQ

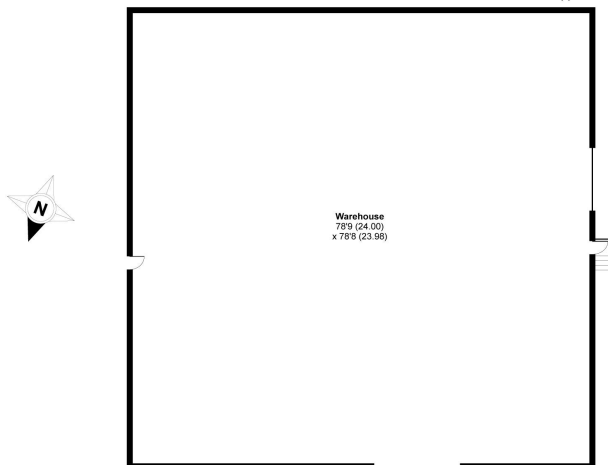
Ideally located WAREHOUSE/LIGHT INDUSTRIAL unit within EASY ACCESS of the A30. Located approximately one mile to the north east of Bodmin town centre on the Callywith Gate Industrial Estate which is a minute's drive from the eastbound A30 dual carriageway. Access to the A38 linking Plymouth is approximately 0.75 miles to the south of the property. Local occupiers include Parcel Force, TNT and Kellys of Cornwall. Asda and Premier Inn are in very close proximity.

£25,000 per annum

- TO LET
- PROMINENTLY LOCATED INDUSTRIAL UNIT / WAREHOUSE EASY ACCESS TO A30 AND A38
- NEW LEASE FOR A TERM BY ARRANGEMENT
- 6,200 SQ FT APPROX GIA
- VERY GOOD EAVES HEIGHT
- EPC RATING D (96)

Unit 11, Callywith Gate Industrial Estate, Launceston Road, Bodmin, PL31 2RQ

Approximate Area = 6227 sq ft / 578.5 sq m
For identification only - Not to scale



Warehouse
78'9 (24.00)
x 76'9 (23.98)

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©Indochrom 2023. Produced for Miller Commercial LLP. REF: 1068350



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LOCATION:

The property is situated approximately one mile to the north east of Bodmin town centre on the Callywith Gate Industrial Estate which adjoins the A30 dual carriageway. Access to the A38 linking Plymouth is approximately 1 mile to the south of the property. Local occupiers include TNT, Parcel Force, Suez, Buttermilk Fudge and Kellys of Cornwall.

DESCRIPTION:

The premises comprise a semi-detached industrial/warehouse unit of steel portal frame construction with profiled, sheet steel cladding to the external elevations and roofs. The roof incorporates translucent skylights and the minimum eaves height of the unit is 5.8 m (19 ft). There is a raised loading bay to the front of the unit and a second, smaller roller shutter door at ground level is accessible to the side. There is a yard to the front of the unit, which has access onto the Callywith Gate estate road.

SCHEDULE OF ACCOMMODATION:

6,200 sq ft (576 sq m)

SERVICE CHARGE:

There will be a service charge to maintain and manage the common areas

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £34,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is D (96).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

