



**BUSINESS UNITS TO LET IN AN ATTRACTIVE RURAL SETTING
CONVENIENTLY PLACED FOR EASY ACCESS TO THE CITY OF PLYMOUTH**

**HOLWOOD BUSINESS CENTRE
HOLWOOD FARM
BLUNTS
LANDRAKE
SALTASH
CORNWALL
PL12 5DW**



**OFFICE ACCOMMODATION TO LET
From £1,500 PER ANNUM**

GENERAL DESCRIPTION

Holwood Farm comprises single storey farm buildings that have been converted into an exceptionally high standard business units.

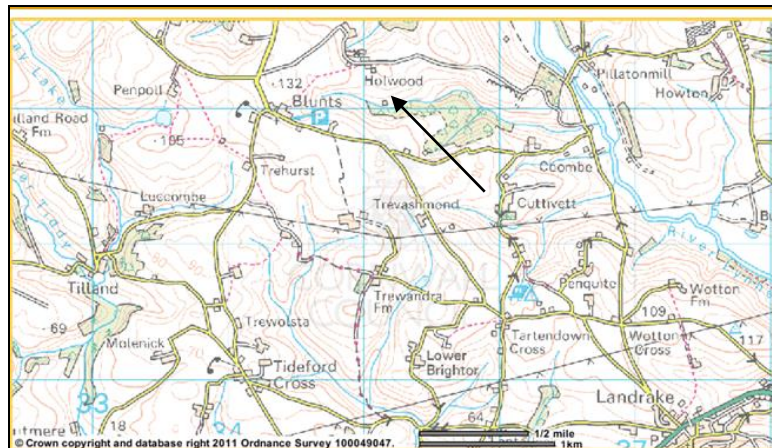
The buildings are of traditional solid stone construction under an insulated slate roof covering. The offices benefit from hardwood double glazed window and door openings throughout. While character features have been retained, the units have been finished to provide very warm and comfortable accommodation.

Each unit has its own electric heating system.

There are ample car parking spaces available adjoining the units.

SITUATION

Holwood farm is located approximately two and a half miles to the North West of the village of Landrake. Although an attractive rural setting, the units are conveniently placed for easy access to the main A38 roadway and the City of Plymouth.



ACCOMMODATION

Unit Two

Office - 4.79m x 4.03m + 2.40m x 1.57m (20'9" x 13'4" (275 sq.ft Including cloakroom)) - window to front, door to front, night storage heater.

Unit Three

Office – 6.86m x 4.02m (22'5" x 13'8" (297 sq.ft)) windows to front and rear, door to front and night storage heater.

Units 2 & 3

Office – 572 sq.ft private office suite combining units 2 & 3.

Unit Four

Office – 5.68m x 4.02m (18'6" x 13'8" (246 sq.ft)) windows to front, door to front, kitchen unit with stainless steel sink unit and night storage heater.

Unit Five

Office – 4.47m x 4.02m (14'6" x 13'18" (193 sq.ft)) window to front, door to front and night storage heater. Plus entrance foyer with cloakroom.

Units 4 & 5

Office – 439 sq.ft private office suite combining units 4 & 5.

Unit Six

Office – 4.52m x 2.71m (15'0" x 8'9" (131 sq.ft)) – window to side, door to front, electric panel heater.

Unit Eight

Office – 5.92m x 4.52m + 2.67m x 1.23m (23'9" x 15'0" (350 sq.ft Including cloakroom)) - windows to front and rear, door to front, night storage heaters.

OUTSIDE

Each unit will be allocated one car space in the parking area immediately adjoining the buildings. There are further parking areas available for employee/visitor vehicles, also adjoining the building.

Communal Kitchen

Disabled Toilet

SERVICES

Mains water and electricity connected to each unit. BT points installed to each unit. Dado trunking rails fitted for easy access to service cables and socket outlets.

Private drainage system.

Electrical heating system to each unit.

LEASE

The units are available on either a short term or long term basis.

The Landlords will be responsible for the main structural repair and insurance of the buildings.

Rentals payable quarterly in advance.

The Tenants will be liable for fair wear and tear, business rates, electricity and Landlord's service charge. The Landlords' service charge will include:-

Drainage

Water

Waste Disposal

Maintenance and cleaning of the communal kitchen, toilet and parking areas.

The service charge will be collected quarterly in arrears and increased annually in accordance with Retail Price Index.

The Tenants will be required to pay for the preparation of the appropriate lease agreements.

VAT is applicable on the rent and service charges.

<u>UNIT NO.</u>	<u>SQ. M.</u>	<u>SQ. FT.</u>	<u>RENT + VAT</u>	<u>SERVICE CHARGE 2023</u>	<u>RATEABLE VALUE 2023</u>	
Unit 1						LET
Unit 2	26	275				LET
Unit 3	28	297				LET
Unit 4	23	246				LET
Unit 5	18	193				LET
Unit 6	12	131				LET
Unit 7						LET
Unit 8	33	350	£3,400	£630	£2,700	AVAILABLE

**For viewing arrangements and further details, please contact the Agents
JEFFERYS 01579 342400**