



To Let

Unit 8, Callywith Gate Industrial Estate, Bodmin, PL31 2RQ

Summary

- Modern industrial / warehouse unit to let
- Located on a popular and established estate
- Very good access to the A30 and A38
- Private parking and yard space
- Part Ground and first floor offices

£45,000 per annum exclusive

CONTACT THE AGENT

Morwenna Pound

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Truro Office

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Location:

The unit is located on Callywith Gate Industrial Estate which is 1 mile to the north east of the town centre. Bodmin is the commercial and administrative centre for Cornwall and is a key location for industry and logistics in the County due to its central location and proximity to the A30 and A38 which are the two major arterial roads linking to the wider motorway network.

The town also benefits from a main line railway station with hourly direct train services to London Paddington 7 days a week (average journey time of 4 hours). Newquay International airport is 20 minutes to the west and provides daily flights to London (average journey time 45 minutes) and services to other major cities in the UK and Europe.

Description:

This modern industrial / warehouse unit provides large open double height space with full height roller shutter doors to the front and additional single height roller to the side. There is office accommodation to the front on ground and first floors providing; board room, 2 x offices, kitchen, toilets and lobby. The property benefits from a large yard space to the front and ample parking.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Total	422.8	4,551

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.

EPC / MEES:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £27,750 effective from the 23rd December 2019 reference 24010110008000.

Click here for advice on how to calculate your liability for the current financial year and to see if you might be eligible for any relief (if you qualify for small business relief up to 100% relief may be available).

As a new occupier of premises you have the right to appeal an assessment if it is too high, we have a team of rating advisors who can provide further advice if required.

Terms:

A new full repairing and insuring lease is available direct from the landlord at a rent of £45,000 per annum all other terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

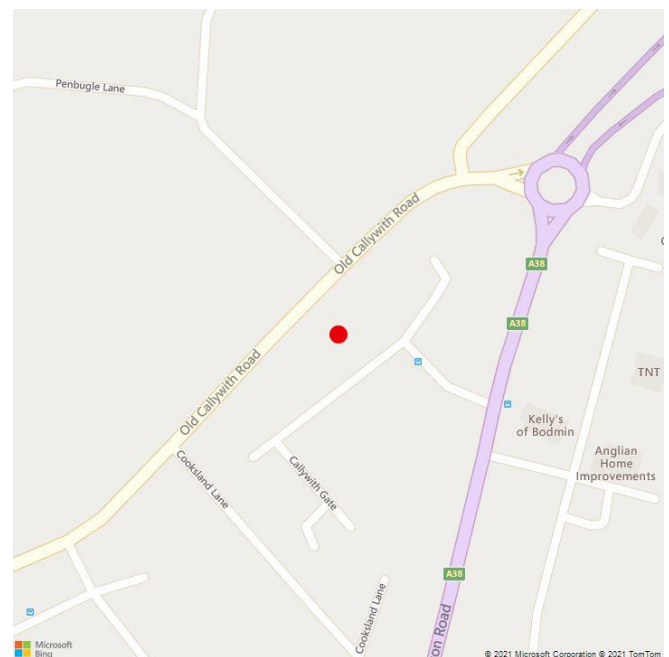
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



SUBJECT TO CONTRACT

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.



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