



To Let

£60,000 pax

Unit 1 Callywith Gate Industrial Estate,
Launceston Road, Bodmin, Cornwall PL31 2RQ

9,488 Sq Ft
(882.46 Sq M)

Summary

- Well located industrial unit
- Situated at entrance to an established & popular modern industrial estate
- Easy access to the main A30 and A38 trunk roads
- Previously used for food processing & fit out remains if required
- Car parking to the front & open yard to rear
- New lease available

Location:

Callywith Gate is a well-known estate to the North-East of Bodmin, adjacent to the arterial A30 (close to its junction with the A38) which gives good access to Exeter, Truro and Plymouth. Newquay airport is 18 miles away and offers scheduled flights to London and other major UK airports.

Bodmin is the commercial and administrative centre for the dispersed rural community of north Cornwall. Situated on the main arterial routes into the County this provides it with good access to not only the mid Cornwall area but also West Devon including Plymouth, Exeter and beyond.

Description:

Detached industrial unit of steel portal frame construction with personnel access to the front and roller shutter door to the rear.

Internal accommodation includes office space, staff welfare and changing areas and former food processing area which could suit other processing use or other general Industrial or trade counter use.

Accommodation:

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

Approx	sq m	sq ft
Ground floor	608.41	6,546
Mezzanine	274.05	2,942
Total	882.46	9,488

Services:

We understand that mains electricity (including 3 phase), water, drainage and gas are connected to the property however 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 for Unit 1 is £46,500 reference number 24010110001000.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available on a new lease, terms to be agreed at a rental of £60,000 per annum.

Legal fees:

The incoming tenant will be required to make a contribution to the landlord's reasonable legal fees incurred.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

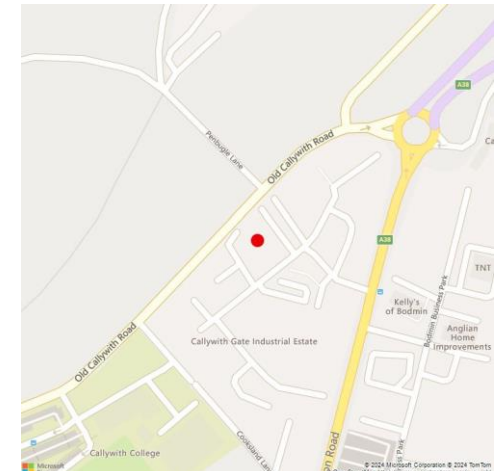
The property has not been elected for VAT and therefore VAT will not be charged on the rental.

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.



CONTACT THE AGENT

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