

OFFICE/BUSINESS PREMISES AVAILABLE TO LET

UNIT 9
ST INGUNGER COUNTRY OFFICES,
LANIVET,
BODMIN,
PL30 5HS

£11,000 + VAT PA

DESCRIPTION

Situated alongside the main A30 on the periphery of Bodmin is a complex of 9 business units that were converted to a high standard around 2004. Each Unit has disabled access and welfare facilities. There is a large communal parking area with ample parking for staff and visitors.

These units are well located in the centre of Cornwall with excellent road networks adjoining.

Each unit is fitted with dado trunking for power and networking.

Energy efficient air source heat pumps provide under floor heating to most of the complex.

ACCOMMODATION

This briefly comprises:
(All measurements being approximate):-

Ground Floor
Reception
Main Office – 8.25 x 5.60 (27'0" x 18'3")
Office One – 5.33 x 2.70 (17'6" x 8'8")
Office Two – 5.09 x 2.70 (16'8" x 8'8")
Kitchen – 3.20 x 2.45 (10'4" x 8'0")
Cloakroom/wc
First Floor
Office – 4.31 x 3.66 (14'2" x 12')
Teams Office – 4.31 x 3.66 (5'10" x 4')
The approximate floor area is 112.96 (1216ft²)

Outside

Communal grounds

Large car park facility on site.

SERVICES

Mains electricity is connected via a sub meter.

Private Water and Private Drainage. Please note that there are no additional charges for normal water and drainage charges. The rent is inclusive of these costs.

Fibre broadband is available.

An air source heat pump heats underfloor heating throughout the unit.

LEASE

The property is available on a short term or long term lease.

The Tenants will be liable to maintain the interior of the premises and deliver it in good repair and decorative order upon vacating the premises.
The Tenants will be required to pay for all the utilities.

The Tenant will pay for the preparation of the lease.

RATES

£8,700
The Tenants will be responsible for their own business rates.

RENTAL

£11,000 + VAT per annum. The rent is paid quarterly in advance.

EPC RATING - D

WHAT3WORDS – fastening.piano.surfed
For viewing arrangements and further particulars, please contact the Agents –

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