



LIGHT INDUSTRIAL PREMISES AVAILABLE TO LET

**Unit 11B,
Miller Business Park,
Liskeard,
Cornwall
PL14 4DA**

£12,500 PA

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DESCRIPTION

Unit 11B provides a light industrial building on a busy trading estate located on the periphery of Liskeard adjoining the main A38 roadway. The property benefits from an external yard to the rear with detached garage building. The unit would be suitable for a variety of uses.

ACCOMMODATION

This briefly comprises:

(All measurements being approximate):-

GIA 15.04 x 10.12 152m²/1636ft² + garages

Main Workshop – 12.23 x 10.12 (40'1" x 33'2") including one Store – roller shutter door measuring 3.08 high x 3.0 wide.

Cloakroom/wc – window to the side, suite comprising low level wc, wash hand basin, instantaneous water heater.

Kitchen – 4.71 x 2.96 (15'5" x 9'7") – window to the side, kitchen units with cupboards under, stainless steel sink unit with water heater, night storage heater.

Store (1) – 2.97 x 2.94 (9'7" x 9'6") – window to the side.

Store (2) – 2.98 x 1.96 (9'8" x 6'4") – window to the side.

Outside

Concrete yard to the side and rear providing parking and storage space.

Garage Building – 8.01 x 5.79 (26'3" x 18'10") - with three roller doors, electric connected.

SERVICES

All mains services are connected to the property with the exception of gas. Heating to the property is in the form of night a storage heater.

LEASE

The property is available on a long term lease.

The Tenant will be responsible for the internal repair and insurance of the building together with windows and doors.

The Tenants will be required to pay for all the utilities.

The Tenant will pay for the preparation of the lease.

RATES

£13,000

The Tenants will be responsible for their own business rates.

RENTAL

£12,500 per annum. The rent is paid quarterly in advance.

EPC RATING - E

DIRECTIONS

Proceed into Miller Business Park and take the first right. Proceed to the end where the Unit will be found on your right hand side behind Glynn Valley Chefs Wear.

For viewing arrangements and further particulars, please contact the Agents –

JEFFERYS - 01579-342400



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