2 COOKSLAND INDUSTRIAL ESTATE, BODMIN, PL31 2QB









- INDUSTRIAL PREMISES
- 11,532 SQ FT (1,071 SQ M)
- GENEROUS EXTERNAL AREAS
- ESTABLISHED TRADING ESTATE LOCATION
- NEW LEASE AVAILABLE
- EPC E (123)

£55,000 PER ANNUM EXCL

Miller Commercial

The business property specialists

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

LOCATION

The building is very well located at the entrance to Cooksland Industrial Estate, almost immediately adjacent to the A38 which is the primary route to south east Cornwall, the city of Plymouh and South Devon beyond. Junctions to the A30, which is the principal trunk road through Cornwall, are in close proximity (a two to three minute drive whether heading east or west) and make it an attractive and strategic proposition from a distribution perspective.

Bodmin is one of the most popular locations for Commercial and Industrial premises in Cornwall due to its central location within the county. The mainline railway station is located 3.5 miles to the south east. Newquay airport which has regular flights to Heathrow and the north of the country is located 20 miles to the west.

Other nearby occupiers on the estate include Tamar Trading Supplies, St Merry Meat, and West Pharmaceuticals.

DESCRIPTION

A purpose built industrial premises of steel portal frame construction, benefiting from a generous curtilage with parking to the front and side with a yard area to the rear. The premises has a large warehouse to the rear accessed via two roller shutter doors. An accommodation block provides a variety of office suites, training rooms and staff welfare facilities. Access is via a private, shared road.

3 Phase electricity is available.

ACCOMMODATION

All areas and dimensions are approximate.

Main warehouse 7,574 sq ft (703.7 sq m)

Extension storage area 995 sq ft (92.5 sq m)

Accommodation block 2,955 sq ft (274.5 sq m)

Total 11,525 sq ft (1,070.7 sq m)

Eaves height 6.3m

Central apex 8.5m

TENURE

The premises are offered by way of a new full repairing and insuring lease at an asking rent of £55,500 per annum.

LEGAL COSTS

Each party to bear their own whether the transaction concludes or otherwise.

BUSINESS RATES

We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £37,000 (this is not the amount that you pay).

VAT

This property is elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E (123).

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

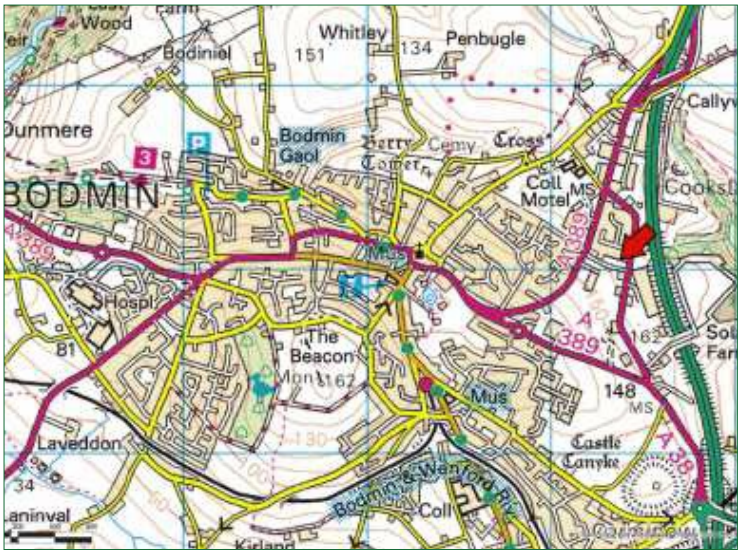
Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

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PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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