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6-8 BODMIN BUSINESS PARK, LAUNCESTON ROAD, BODMIN, PL31 2RJ

A rare opportunity to acquire the freehold with vacant possession of this high specification industrial premises of circa 46,500 sq ft. The property is located just off the strategic A30 / A38 junction in Bodmin, mid-Cornwall offering easy access east and west along the A30 or via the A38 to Plymouth.

The building represents one of the best specified units ever available in Cornwall and benefits from exceptional environmental credentials and a high quality working environment for staff.

The main warehouse units have eaves height of 10m & the premises is serviced by 3 dock level loading bays with a number of automatic roller shutter doors elsewhere on the site.

Offers in excess of £5,100,000 plus VAT

- **FOR SALE WITH VACANT POSSESSION**
- **HIGH QUALITY, LARGE, MODERN WAREHOUSE/DISTRUBUTION UNIT**
- **46,464 SQ FT (4,316.6 SQ M)**
- **EXCELLENT ENVIRONMENTAL CREDENTIALS - EPC A**
- **BREEAM EXCELLENT / PVC CELLS ON ROOF**
- **ALL CONSTRUCTED WITHIN LAST 15 YEARS**
- **TALL EAVES HEIGHT OF 10M**
- **EXCELLENT COMMUNICATION LINKS - RIGHT ON THE A30 JUNCTION AT BODMIN WITH A38**

LOCATION:
Bodmin is a strategically positioned town, making it a hub for transport & logistics in the south west. It is located on the A30, the principle road through Cornwall, connecting to the motorway network at Exeter & west to the towns of Truro, Redruth & Penzance. Bodmin also forms the junction with the A38, which provides a direct connection to south east Cornwall, the City of Plymouth & east to Exeter. Newquay airport lies approximately 20 miles distant, providing daily UK and European flights.

DESCRIPTION:
The property is located just off the first Bodmin junction heading west and enjoys a very prominent position, over looking the A30 as well as the A38 roundabout, being visible from the road in each instance. It forms part of the popular Bodmin Business Park and nearby occupiers include Petit Forestier, DX Freight, Suez, Sunbelt Rentals, Kellys Ice Cream and RGB Building Supplies.

The property comprises a very high quality building, with exceptional environmental credentials, being awarded BREEAM "Excellent" and built to a specification rarely seen in the region. Two large warehouse units, each of approximately 15,000 sq ft are joined by a link building to provide a seamless flow of internally connected warehouse and distribution space. The main warehouse units each have eaves height of 10m and are serviced by 3 dock level loading bays with further automatic roller shutter doors located at various points elsewhere in the building. The site is securely ring fenced with motorised entrance gates.

SCHEDULE OF ACCOMMODATION:
In addition to the warehouse space itself, two stories of high quality office accommodation have been created to include offices, meeting rooms, private offices & staff facilities including kitchen, showers, breakout space male, female & DDA compliant WCs. There is an attractive garden area adjacent to the offices & the site benefits from well designed landscaping throughout demonstrating the attention to detail dedicated to the aesthetic of the building & its construction.

Warehouse 1 -	14,009 sq ft (1,301.5 sq m)
Warehouse 1 canopy -	1,106 sq ft (102.75 sq m)
Link warehouse -	6,227 sq ft (578.58 sq ft)
Warehouse 2 -	15,186 sq ft (1,410.8 sq m)
Mezzanine office -	156 sq ft (14.4 sq m)
Warehouse 2 canopy -	818 sq ft (76 sq m)
Ground floor offices -	3,428 sq ft (318.45 sq m)
Upper floor offices -	3,428 sq ft (318.45 sq m)
First floor production -	2,015 sq ft (187.2 sq m)
Second floor stores -	2,015 sq ft (187.2 sq m)
Total area available -	**46,464 sq ft (4,316.6 sq m)**
Canopies Total -	**1,924 sq ft (178.74 sq m)**

Site area - 2.05 acres (0.83 ha)

SERVICES:
We understand mains electricity, water, gas and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

TENURE:
The property is available for sale as a Freehold with vacant possession. Internal racking is available by separate negotiation

TERMS:
Offers in excess of £5.1m are invited.

VAT:
All the above prices are quoted exclusive of VAT.

LEGAL COSTS:
Each party to bear their own costs.

BUSINESS RATES:
The current rateable value is £207,000. The approximate Rates Payable are £103,000 per annum, however, please make your own enquiries to confirm this.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is A (23)

VIEWING AND CONTACT INFORMATION:
Strictly through joint agents as follows:

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DELIVERING
DELIGHTS
TOGETHER








West towards
Truro & Redruth
A30
East towards
Exeter & M5
A38
PILGRIMS CHOICE
PASQUILL
SUNBELT RENTALS
suez
Petit Forestier
KELLY'S
DX Freight
RGB Building Supplies
A company well built


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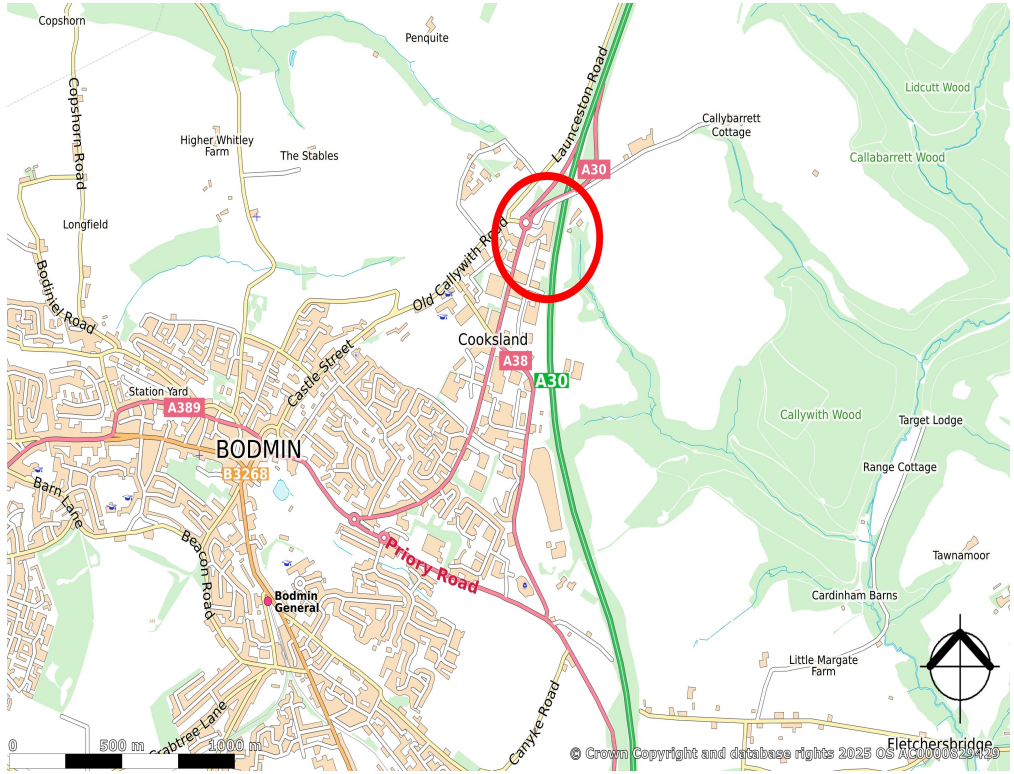






Location plans:







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