



PRINCE ALBERT HOUSE, LISKEARD BUSINESS PARK, LISKEARD, PL14 3US

TO LET FROM £22,500pa / FOR SALE £850,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Liskeard is a stannary and market town located in southeast Cornwall approximately 20 miles west of Plymouth and 12 miles east of Bodmin. It is conveniently located alongside the A38 trunk road that serves the south Cornwall coast linking Plymouth to Penzance.

The site is located on Quimperle Way which is part of the Liskeard Business Park, the estate comprises a range of County Council Units with predominantly local smaller business units.

The site is accessed both from Quimperle Way and Owen Sivell Close, therefore parking is provided to both the front and rear.

DESCRIPTION:

The buildings are of steel portal frame construction with profile sheet cladding to all elevations set under dual pitched roofs.

The original building is fitted at the front elevation with two full height roller shutter doors, pedestrian access, fire exits, PVC windows at first floor level and has been fitted with a 36Kw solar panel system (approx.136 panels).

Internally the building has evolved as the business expanded and currently offers ground floor warehouse storage and fully fitted mezzanines throughout which provide first floor office accommodation, additional storage and staff welfare facilities. Min eaves to the building is approx.4.50m.

There is a modern extension to the northern elevation comprising warehouse storage with full mezzanine and first floor welfare, roller shutter and pedestrian door. Min eaves to the building is approx. 3.45m.

The building could be split into three individual units.

SITE:

The site extends to 0.283hectares (0.699 acres).

The boundary is palisade steel security fencing. The site comprises a macadam surfaced entrance apron serving the two roller shutter doors of the original building and the smaller roller shutter door to the extension with loose gravel surface car parking area behind for approx. 20 vehicles.

SCHEDULE OF ACCOMMODATION:

The building could be split into 3 individual units as follows:

Area	Sq Ft	Sq M
Unit 1	2,957	274.71
Unit 2	4,171	387.50
Unit 3	4,439	412.40
Total	11,567	1,074.61

These measurements exclude the mezzanines which cover 100% of the floor area.

LEASE TERMS: (subject to contract)

Our clients freehold interest is available for £850,000.

The property is also available TO LET on new full repairing and insuring leases at rentals starting from £22,500pa dependent upon the amount of space taken.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £63,000. To find out how much business rates will be payable there is a business rates estimator service via the website. If the unit is sub-divided the rateable value will need to be re-assessed.

ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is A (25).

ANTI-MONEY LAUNDERING:

A successful buyer/tenant will be required to provide relevant information to satisfy the AML requirements when heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial, or the joint agent Listers

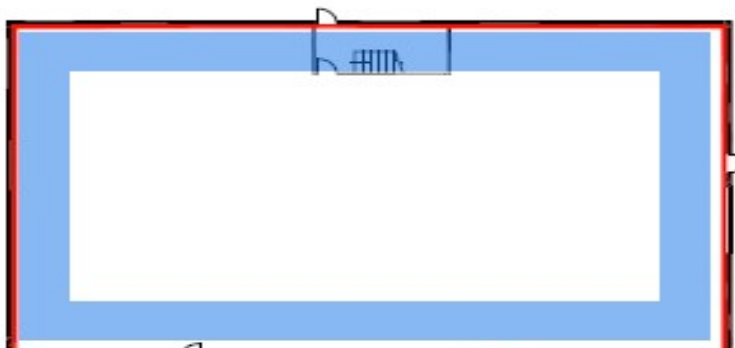
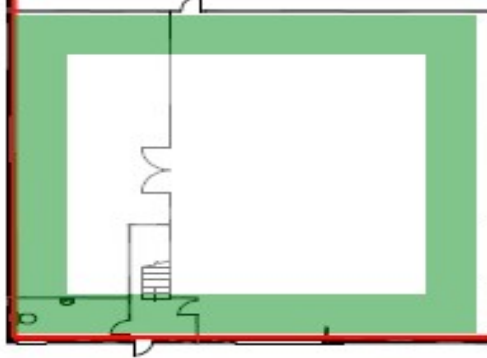
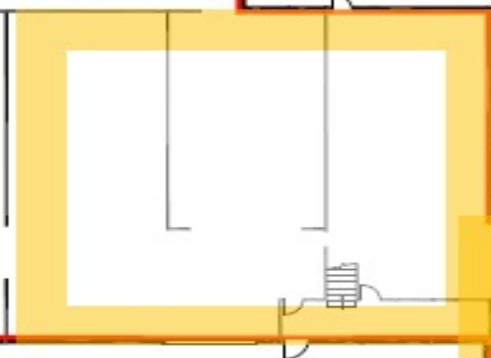
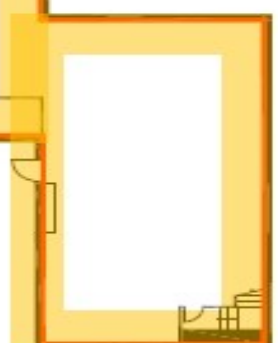
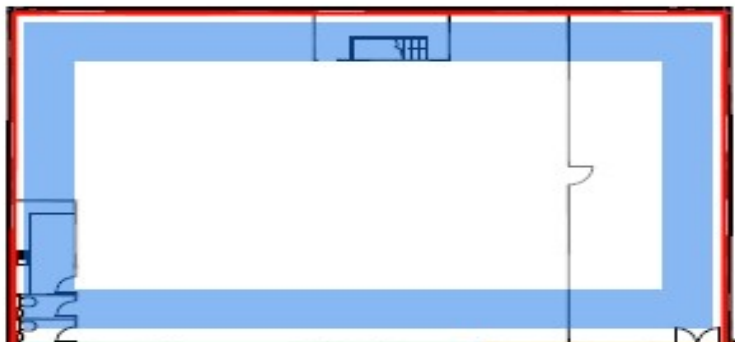
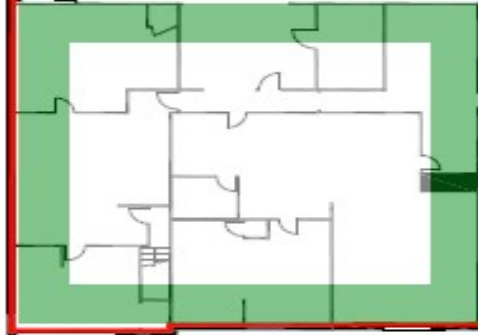
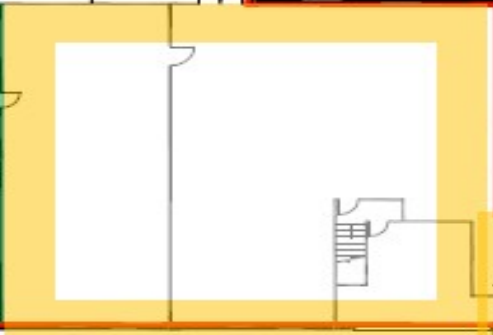
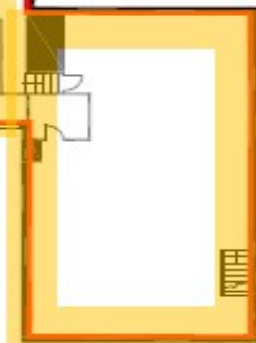
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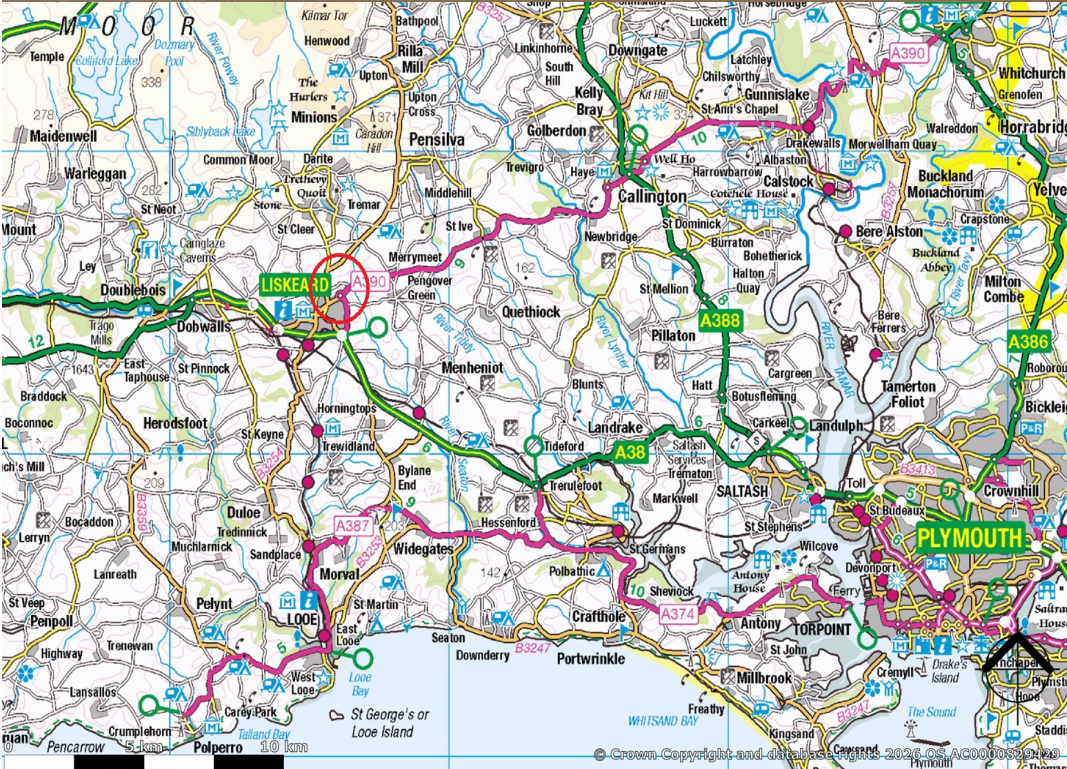
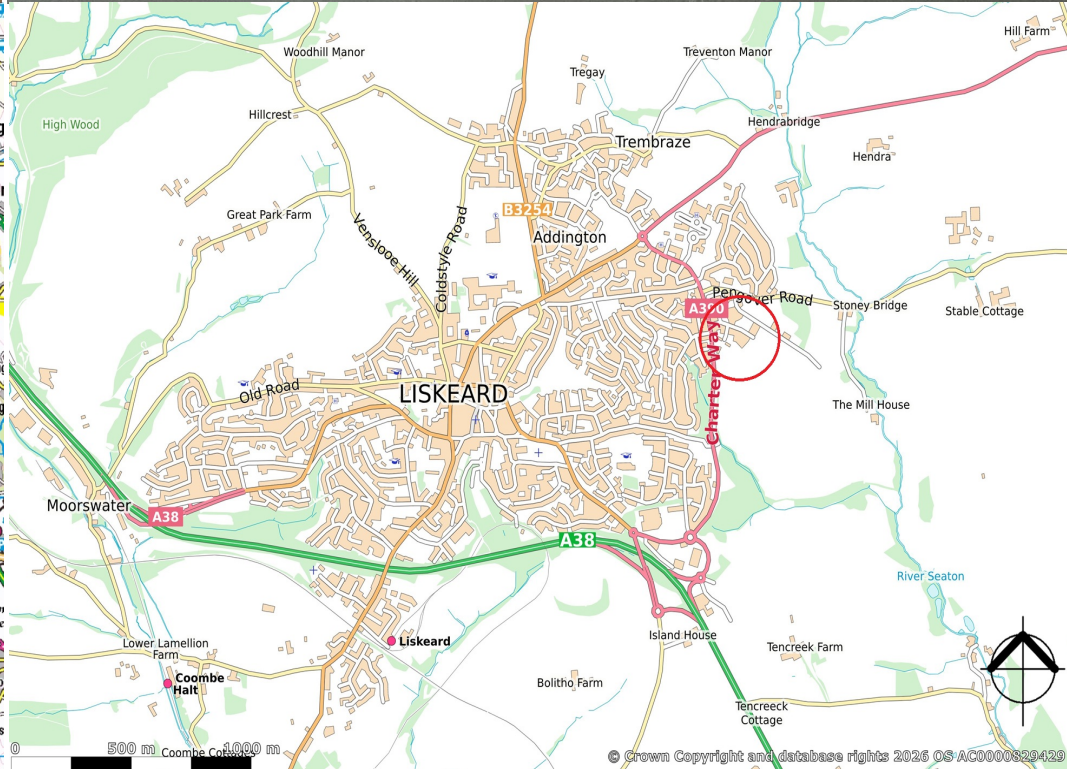




FIRST FLOOR

GROUND FLOOR







AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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