



 **KNIT HAPPENS**

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UNIT 2, TRAVAIL BUSINESS PARK

UNIT 2

TRAVAIL BUSINESS PARK

BODMIN

CORNWALL PL31 1EU

- ESTABLISHED INDUSTRIAL LOCATION
- EXCELLENT ACCESS TO A30
- MODERN SPECIFICATION
- GROSS INTERNAL AREA 73.51 SQ M (791 SQ FT)
- 3.6 M EAVES HEIGHT
- NEW LEASE AVAILABLE

RENT £10,000 PER ANNUM



LOCATION

Travail Business Park is situated on one of Bodmin's established industrial estates at Walker Lines which offers good road communications providing excellent access to Exeter via the A30/M5 and Plymouth via the A38.

The Business Park is strategically located between the A30 and the town centre and offers an unique opportunity for local businesses seeking space within the town.

DESCRIPTION

The Business Park offers 7 light industrial units set in two terraces with on site car parking facilities.

The unit is of steel portal frame construction with concrete block and brick elevations set underneath a profile modern pitched roof. The unit incorporates roller shutter door, toilet, separate office.

Externally, there is car parking provision and communal service areas.

TENURE

The unit is available by way of a new lease for a term of three/six years although longer lease terms would be preferred. The lease will allow for the rent to be reviewed at year three.

ACCOMODATION (Areas are approximate)

Gross Internal Area 73.51 sq m (791 sq ft)

RENT

£10,000 per annum exclusive payable quarterly in advance.

A service charge will be administered for communal items on the estate.

VAT is applicable to the rent and service charge payments.

SERVICES

Mains water, electric and drainage are connected.

BUSINESS RATES

The tenant is responsible for the business rates. Prospective tenants should make their own enquirers with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Current rateable value (1 April 2023 to present) £6,200

EPC

EPC Rating of : E

Certificate Reference Number : 9290-1959-0348-2680-5014

Valid until : 26 November 2028

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonably incurred legal costs.

NOTE

The mezzanine level will be removed.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole agents.

SBC Property

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CHARTERED SURVEYORS

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