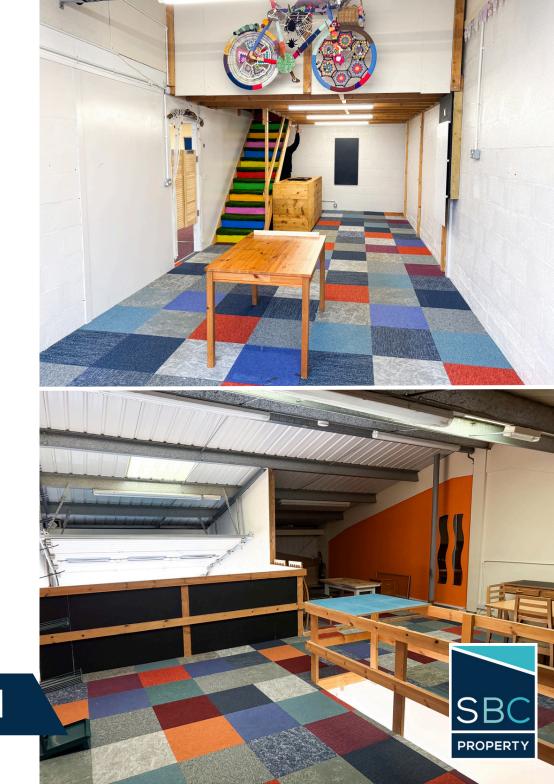


# UNIT 2 TRAVAIL BUSINESS PARK BODMIN CORNWALL PL31 1EU

- 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**

Daniell House Falmouth Road, Truro Cornwall TR1 2HX

FAO : Carl Jenkin TEL : 07738 321134

EMAIL: Carlesbeproperty.com

FAO : Francesca Williams

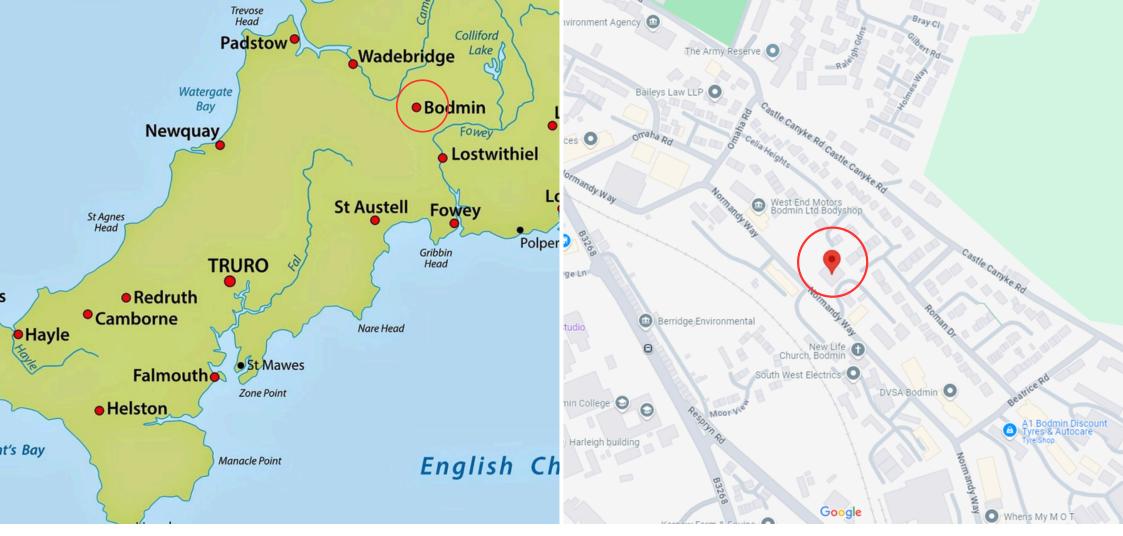
TEL : 07955 272205

EMAIL : Francesca@sbcproperty.com











### **CHARTERED SURVEYORS**

# COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE FALMOUTH ROAD TRURO CORNWALL TRI 2HX

T: 01872 277397

E: eng@sbcproperty.com

SBC Property is the trading name of Scott Burridge Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burridge Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burridge Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.

The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.