



To Let

**First Floor Offices
Global House
Callywith Gate Industrial Estate
Launceston Road
Bodmin
PL31 2RQ**

Contact our agent:-

Will Oldrieve

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www.vickeryholman.com

SUMMARY

- High quality office accommodation to let on hugely popular business park
- Newly refurbish to a very high standard
- Various size options available from 232sq ft up to 3,735 sq ft
- Ample car parking
- Moments from the A30, A38 & Bodmin town centre

Vickery Holman



LOCATION

The unit is located on a well known business park to the east of Bodmin town centre, adjacent to the A30 (close to its junction with the A38) which gives good access to Exeter to the east, Truro the west and Plymouth to the south. Newquay airport is 18 miles away, and offers scheduled flights to London and other major UK airports.

DESCRIPTION

This first floor office has been extensively refurbished to provide state of the art accommodation including main open plan workspace, various private offices / meeting rooms, large board room, reception area, kitchen, male and female W/Cs, CCTV, alarm system. The office also benefits from having ample parking with 20 spaces behind a secured electric gate and a further 6 spaces to the front of the building.

The accommodation can either be let as a whole or as four separate units. If the accommodation is split the landlord will install a new corridor to give separate access to units 1 and 2 and each tenant would have the use of the reception area, kitchen and WC facilities.

ACCOMMODATION

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

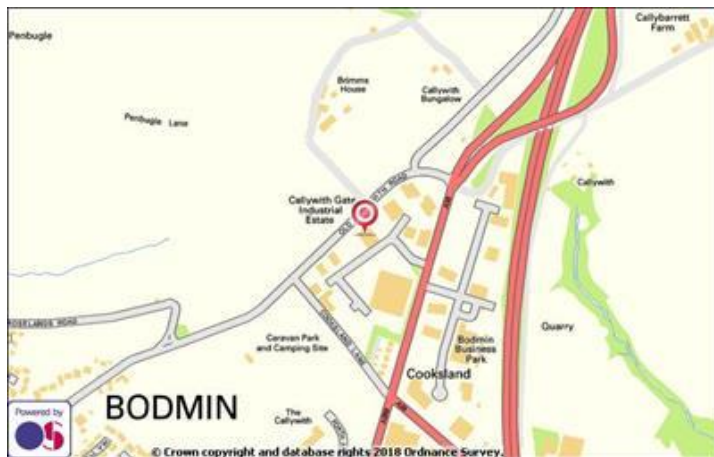
	SQ M	SQ FT
Office 1	196.4	2,114
Office 2	21.6	233
Office 3	21.6	232
Office 4	50.1	539
Whole Floor	347.0*	3,735*

*The whole floor area includes the kitchen and reception as per the RICS Property Measurement Standards for Net Internal Area.

BUSINESS RATES

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value for the whole floor is £23,500 effective from the 1st April 2017 reference 24010111003020. If the accommodation is split the different office areas will be assessed separately.

Click here for advice on how to calculate your liability for the current financial year and to see if you might be eligible for any relief (if you qualify for small business relief up to 100% relief may be available). As a new occupier of premises you have the right to appeal an assessment if it is too high, we have a team of rating advisors who can provide further advice if required.



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Truro Office

Walsingham House, Newham Quay, Truro, Cornwall, TR1 2DP



Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information.

Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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- 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

EPC

The property has a rating of C (75).

RENT

All rents quoted are exclusive of VAT, business rates, service charge and payable quarterly in advanced.

	Per Annum
Office 1	£19,000
Office 2	£2,750
Office 3	£2,750
Office 4	£6,750
Whole Floor	£32,000

SERVICE CHARGE

The tenant will contribute towards the building service charge. If the accommodation is split there will be a separate service charge for the floor to include the maintenance and upkeep of the kitchen, reception and WC facilities this will also include the electricity for the separate units.

TERMS

A new FRI lease direct from the landlord with terms to be agreed.

LEGAL FEES

Each party is responsible for their own legal fees incurred in this transaction.

VAT

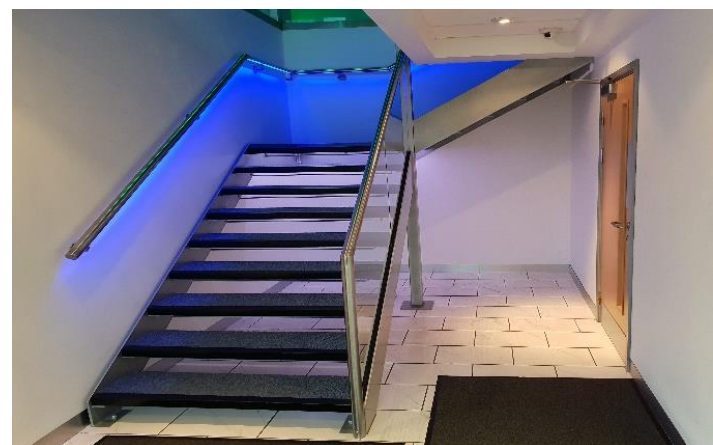
All figures quoted are exclusive of VAT if applicable.

OTHER

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

FURTHER INFORMATION AND VIEWINGS

For further information or to arrange a viewing please contact the sole agents.



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