

FOR SALE

Workshop/Industrial Unit - 2,931 sq. ft.

Set within an approximately 0.24-acre site (inc. building)

Development/change of use potential

Prominent position close to A30 & A38

Offers in the region of £385,000

11A Cooksland Industrial Estate, Bodmin, Cornwall, PL31 2QB

Philips Rogers
Commercial

Regulated by
 RICS

Location & Description

11A Cooksland Industrial Estate, Bodmin, Cornwall, PL31 2QB

01208 812 812
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Location

Situated on the outskirts of the busy historic north Cornish town of [Bodmin](#), the detached property is located in a prominent position on Cooksland Industrial Estate. The unit sits alongside a number of local and national light industrial, service sector, office and retail users. The town centre is easily accessible as is the A38 and the A30 dual carriageway.

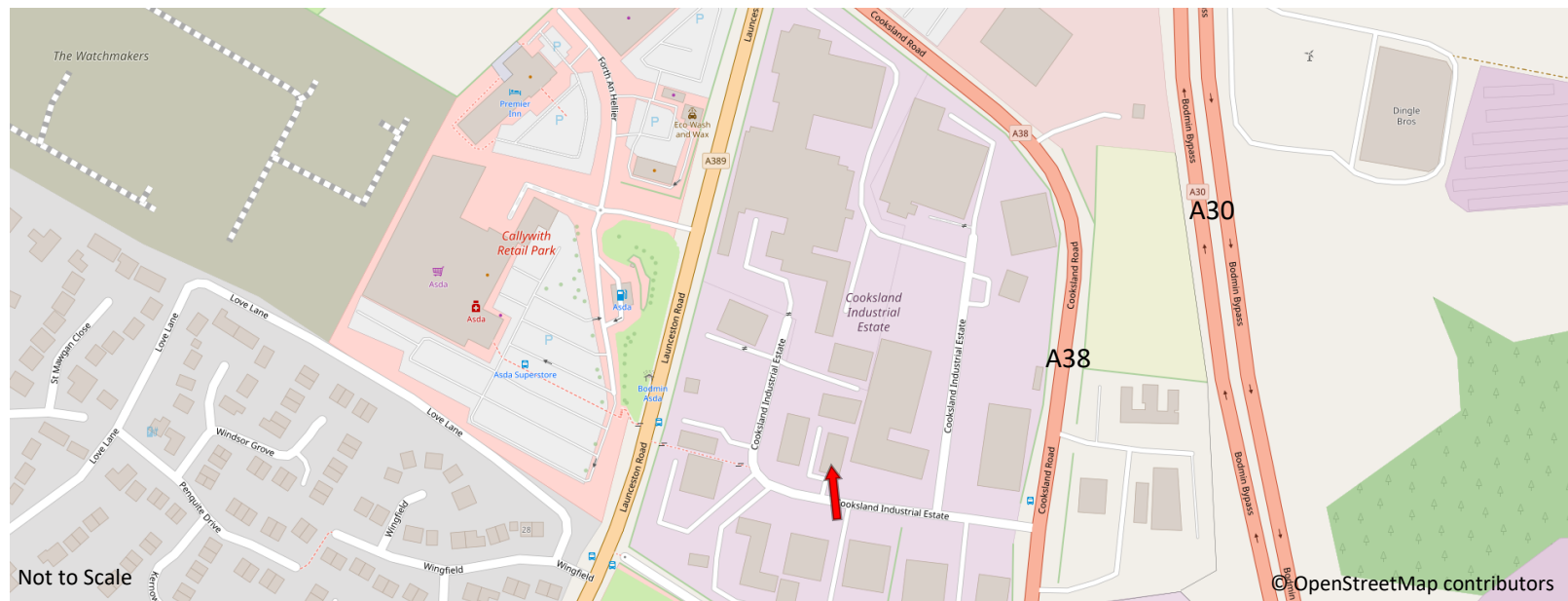
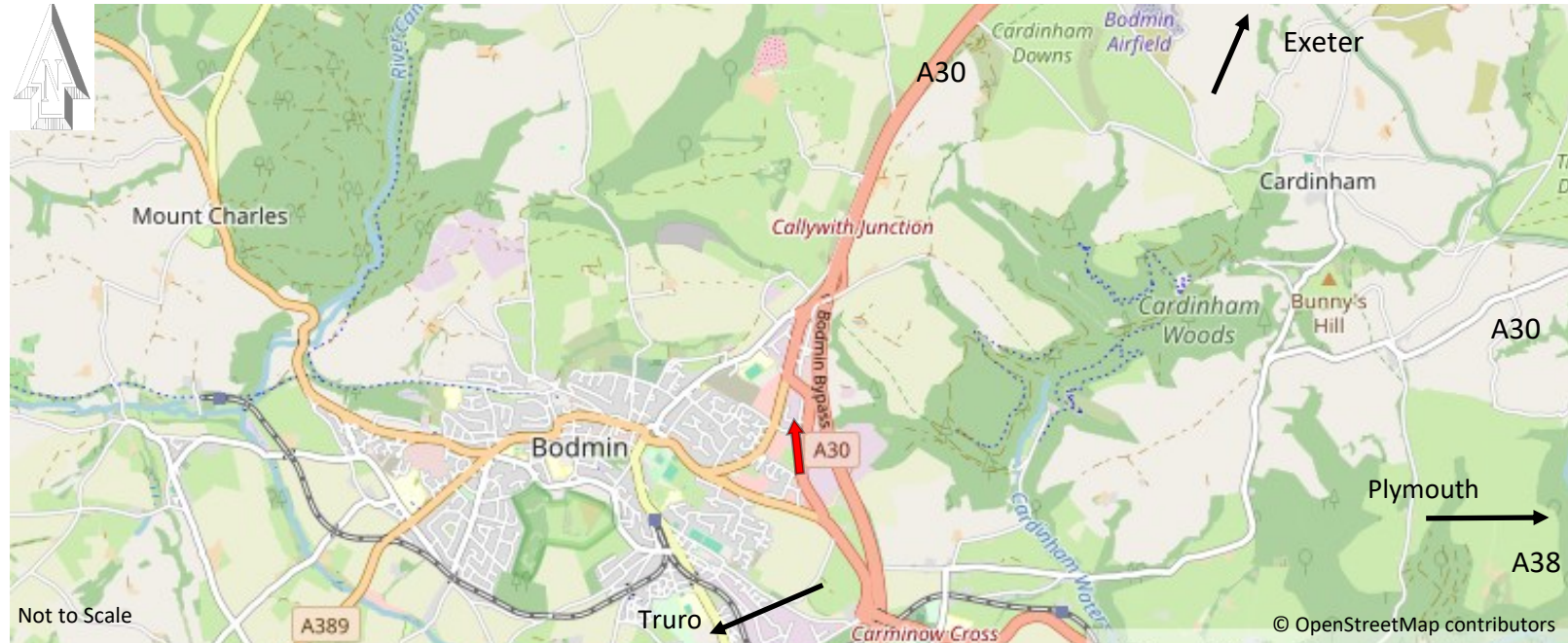
What3Words Location:
limitless.donor.awaiting

Description

Rare opportunity to acquire a detached workshop/industrial unit situated within a self-contained site. The building is of steel frame construction with brick and blockwork elevations beneath a pitched profiled sheet roof incorporating rooflights providing natural light.

The accommodation provides a combination of office, workshop and storage space, together with ancillary facilities. The building is set within a site of approximately 0.24 acres (including building) providing space for external storage or potential further development of the site.

The accommodation is flexible and suitable for a range of commercial uses, subject to planning if required.



Services

Water - Mains water.

Electric - Three-phase electricity supply.

Drainage - Foul water to the public sewer.

Internet - Superfast broadband is understood to be available in Bodmin.

Amenities

Bodmin boasts the following amenities and nearby services:

Numerous independent shops and national chains, sports pitches, a leisure centre, primary and secondary schools and quality local restaurants/pubs.

North Cornish beaches are from 15 miles (Rock). Railway services are available at Bodmin Parkway railway station (4.5 miles) and Newquay airport services both international and domestic flights (20 miles). The A30 dual carriageway can be joined approximately 1 mile and the A39 Atlantic Highway (6 miles). All distances are approximate and by road.



Accommodation

The property comprises a ground floor industrial/workshop premises with offices, stores, kitchen and toilet facilities as shown on the layout plan (approx. scale plan is available to download).

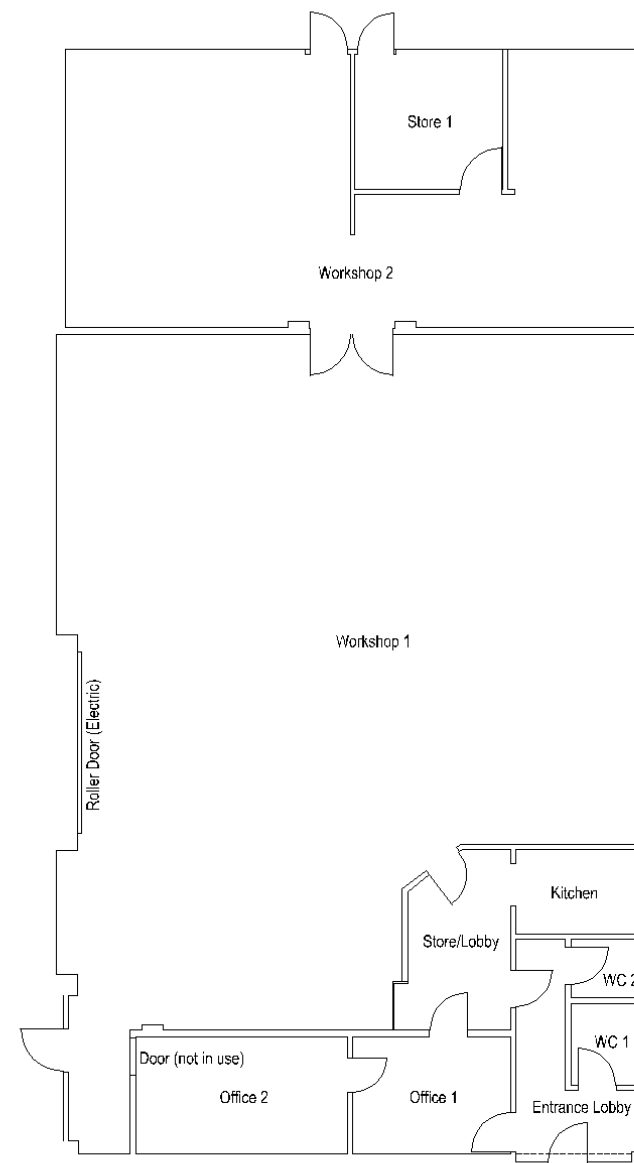
The main workshop (**approx. clear height to eaves 2.43m and ridge 2.92m**) can be accessed via an electrically operated roller shutter door (**approx. clear opening of 3.55m and height of 2.35m**) or via a separate personnel door.

Pedestrians can also access the property via a UPVC double glazed door to the entrance lobby to the front of the property. The building is set within a **site of approximately 0.24 acres (Inc. building)** providing significant outside space for storage, parking or further development (subject to planning).

Note: Dimensions and areas are approximate and measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS 2 is reference to International Property Measurement Standards (All Buildings) published January 2023. IPMS 2 is similar to GIA. IPMS 2 includes areas occupied by internal walls, stairs, columns and toilets etc. NIA refers to net internal area measurements of individual rooms. Site areas are measured from Ordnance Survey mapping data which is subject to General Boundaries tolerances only.

Sizes

Approximate Area	Square Metres	Square Feet
Entrance Lobby (NIA)	6.93	75
Office 1 (NIA)	7.83	84
Office 2 (NIA)	10.44	112
WC 1 (NIA)	2.52	27
WC 2 (NIA)	1.80	19
Kitchen (NIA)	4.33	47
Store/Lobby (NIA)	7.65	82
Workshop 1 (NIA)	155.06	1,669
Workshop 2 (NIA)	58.17	626
Store 1 (NIA)	8.58	92
Total Area NIA	263.31	2,833
Total Area IPMS 2	272.30	2,931



Indicative Layout Plan - Not to scale



Planning & Building Regulations

The property is not understood to have a recent planning history. Planning history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective purchasers should make investigations through their legal advisors as necessary to determine whether proposals require consent.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in the region of £385,000 for the freehold interest. The property is available with vacant possession.

Business Rates

The current rateable value (RV) is £19,250. The RV is as stated on the [VOA](#) website service (effective date 1st April 2026). Information concerning how rates are calculated are available on the [Cornwall Council website](#).



EPC

The property has an estimated EPC rating of "C", certificate reference number TBC, which will be available to view and download online at <https://www.ndepcregister.com/>

VAT

The property is not understood to be elected for VAT and as such VAT will not be charged a sale.

Rights

Any rights that might exist over the property will need to be investigated through legal advisers as required.

Subject to Contract

These particulars are provided for guidance only and do not constitute an offer or contract. All descriptions, dimensions and other details are given in good faith but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy.

Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire on:

01208 812 812

Brochure Dated 10.08.26