



2C POLHILSA BUSINESS PARK, POLHILSA, CALLINGTON, PL17 8PP

TO LET £28,200pa

Listers
PROPERTY CONSULTANTS

LOCATION:

Callington lies between the A38 and A30 dual carriageways which both link Cornwall and Plymouth to the M5 at Exeter 45 miles to the east. It serves as a dormitory to nearby Plymouth and Saltash as well as Tavistock and Liskeard.

DESCRIPTION:

Modern portal frame industrial/warehouse unit fitted with a manual roller shutter door measuring 4.5m wide x 4.5m high, eaves height of 5.7m, two WCs, tea point and office space to the rear.

Externally, there is plenty of allocated parking spaces and a loading/unloading area. Further parking is available by separate negotiations.

USE:

The established use is B1,B2 & B8. Other uses including leisure will be considered, subject to terms.

NO MECHANICAL MOTOR USE.**SCHEDULE OF ACCOMMODATION:**

Gross Internal Area 4381 sq.ft / 407sq.m

**LEASE TERMS:**

The property, subject to surrender, will be available on conventional leasehold terms at an annual rent of £28,200pa.

VAT:

We are informed that the property is not elected for VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £21,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The energy performance rating for this property is D(92).

**ANTI-MONEY LAUNDERING:**

A successful 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 Listers. Please contact:-

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com

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