



Warehouse/Industrial Unit

Unit 3, Trethawle, Liskeard, Cornwall PL14 3PF

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Summary

- Warehouse/Industrial unit with yard close to A38
- 3,789ft² / 352m²

Location

The market town of Liskeard lies 12 miles west of Plymouth, adjacent to the A38, which links Plymouth to Cornwall and the motorway network at Exeter. Located just 5-minutes' drive from Liskeard, Trethawle is accessed from the westbound carriageway by way of a fairly narrow but articulated-lorry-accessible single-track road.

Description

Portal frame industrial unit, with roller shutter door measuring width 3.64m x height 3.37m and pedestrian access door leading into a reception area/office. Maximum eaves height of 5.81m with a minimum of 2.92m. The unit has daylight roof panels and a shallow vehicle inspection pit. Externally there is a hard surfaced, unfenced yard, which can potentially be fenced and/or extended.

Use/Planning

The previous occupier was a commercial laundry, falling within Class B2/sui generis classification. Other uses may require Planning consent. Clean motor users with a trading history may be considered.

Services & EPC

Mains water and private drainage. Mains electricity is supplemented by 250kw solar array and a 500kw Turbine. EPC: C73

Business Rates

Rateable Value (2023): £ 13,500. UBR multiplier 2022/23: 51.2p in the £

Terms of Availability (subject to contract)

The property is vacant and available immediately by way of a new tenant's FR&I lease at an initial annual rent of £23,500pa + VAT.

Viewing

By appointment ONLY. To arrange inspection and for further information please contact us on: (01752) 222135 or email us: enquiries@listers.uk.com

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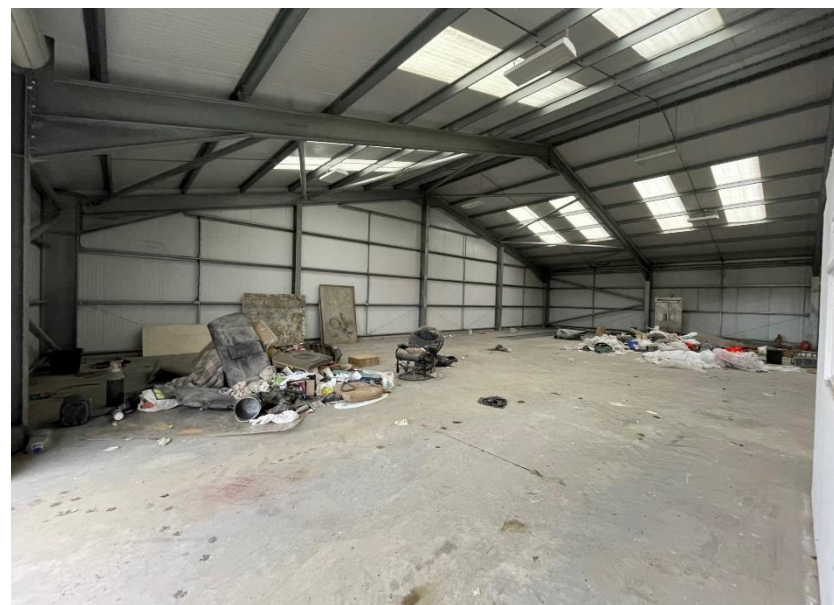
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