



2D HEATHLANDS IND' ESTATE

Liskeard, Cornwall, PL14 4DH

BK | Bruton Knowles est. 1862

2D HEATHLANDS IND' ESTATE

Liskeard, Cornwall, PL14 4DH

Bruton Knowles, Plumer House, Tailyour Road,
Plymouth, PL6 5DH

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LOCATION

Liskeard is an ancient stannary and market town in south east Cornwall, with a population of circa 11,500 persons. Liskeard was the base of the former Caradon District Council and it still has a town council. There are 3 wards in Liskeard.

The premises are located on the Heathlands Road Industrial Estate which is situated within 0.5 miles of the centre of the East Cornwall market town of Liskeard. The location is 14 miles from Plymouth via the Tamar Bridge and some 55 miles from the M5 at Exeter. The town of Liskeard offers a wide range of facilities, including a main line station, and the Heathlands Road Industrial Estate has a range of mainly SME industrial, office and trade counter occupiers.

Liskeard railway station, on the London Paddington to Penzance Cornish Main Line, and the A38 trunk road provide the town with rapid access to Plymouth, the rest of Cornwall and the motorway network. The town is also served by the Looe Valley branch line. There are regular bus services to various parts of Cornwall.

The premises are situated on the established Heathlands Industrial estate, which lies adjacent to the A38. The A38 serves as a main route into Cornwall from Plymouth, which lies some 20 miles to the southeast.

DESCRIPTION

Heathlands Industrial Estate comprises of a mix of industrial and office units arranged in separate blocks with communal parking areas on site. In addition to the communal parking area there is an allocation of demised spaces to each unit the investment opportunity comprises a range of industrial and office premises.

The breakdown of the space comprises 13 industrial units of 11 tenants and a detached office building with 2 tenants.

The industrial space is of rendered brick construction with 10 units providing a minimum height of approximately 3.6 metres to the eaves and 3 units at 6 metres to the eaves. The industrial units have had the render, windows, doors, fascias and roller shutter doors recently re-painted.

The subject property comprises a modern light industrial unit, To Let at an initial rent of £15,500 pax.

PLEASE NOTE - NO MOTOR RELATED TRADES WILL BE ACCEPTED ON THIS DEVELOPMENT.

ACCOMMODATION

All areas and dimensions stated are in accordance with the Code of Measuring Practice

| | Sq ft | Sq m |
|---------|-------|------|
| Unit 2D | 2500 | 232 |

ENERGY PERFORMANCE CERTIFICATE

EPC commissioned

VAT

All figures quoted are exclusive of VAT

TENURE

Available by way of a new full repairing and insuring lease, length negotiable at an initial rent of £15,500 pax.

BUSINESS RATES

The 2017 Rateable Valuation is £9,000. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable.

VIEWING

By appointment with the SOLE AGENTS

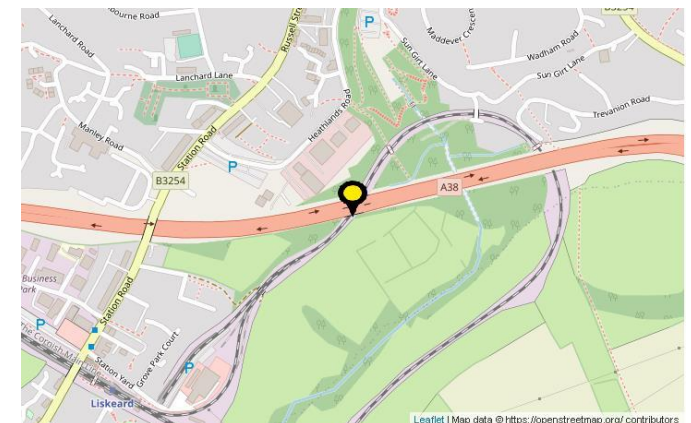
Bruton Knowles

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LOCATION PLAN



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