

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## 1A Doublebois Industrial Estate, Doublebois, Liskeard PL14 6LE

- TO LET
- B1, B8 INDUSTRIAL PREMISES
- CLOSE TO THE A38 & A390
- 1,498 SQ FT (140 SQ M)
- ADJACENT UNIT OF 1,001 SQ FT (93 SQ M) AVAILABLE\*
- EPC EXEMPT

**£12,000 Per Annum Excl Leasehold**

## LOCATION

Doublebois is located on the A38 between Bodmin and Liskeard, approximately 4 miles to the west of Liskeard. The industrial estate is situated a short distance from both the A38 and A390 allowing favourable access to Bodmin and the A30 to the west and Saltash and Plymouth to the east. The nearby town of Liskeard provides a wide range of amenities, as well as a mainline railway station. Nearby occupiers include: Fred Champion Groundworks, JAW Hire, Topan Fencing and Richards Builders Merchants.

## DESCRIPTION

Units 1A and 1B form a pair of semi-detached light industrial units currently undergoing a programme of refurbishment (subject to timing and agreement, the incoming tenants may be able to have some input on this). At present the unit's interconnect and consideration will be given to letting as a pair\* Both units benefit from a 3 phase electrical connection, roller shutter door, allocated parking, W.C, and tea station.

\*Please see the separate listing for 1B.

## ACCOMMODATION

Unit 1A

1,498 sq ft (140 sq m).

Allocated parking.

## LEASE TERMS

The premises are available by way of new full repairing and insuring leases with the remaining terms by negotiation.

## BUSINESS RATES

Units 1A & 1B are currently assessed together with a rateable value of £8,600. Occupiers of business properties are eligible for full rates relief should this be their only business premises.

Please note, should the units be let separately the Valuation Office Agency will create a new listing for each unit.

## SERVICE CHARGE

To cover the maintenance of the common areas.

## LEGAL COSTS

The ingoing Lessee to bear the landlord's reasonably incurred legal costs in connection with the transaction.

## VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.

We have been advised the properties have been elected for VAT.



## EPC

This unit is exempt from requiring an EPC.

## CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk) or

Will Duckworth on 01872 247013 or via email [wd@miller-commercial.co.uk](mailto:wd@miller-commercial.co.uk)

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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