



Modern industrial/warehouse unit
Unit 1D, Polhilsa, Callington, Cornwall PL17 8PP

SUMMARY

- MODERN INDUSTRIAL/WAREHOUSE UNIT WITH SIDE YARD
- APPROX. 2,305ft² / 214m²

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

Unit 1D is a modern industrial/warehouse unit fitted out for food storage/production with insulated wipe down panel linings, drained floor and eaves height of 3.4m and roller shutter goods entrance. Externally, there is a yard to the side of the unit.

Services & Energy Performance

Mains Water, Mains Electric and Private Drainage services are available to the property. Super-fast broadband (300mbps down). EPC C65.

Use

The established use is B1, B2 & B8. Other uses including leisure will be considered, subject to terms. **NO MOTOR USE**.

Terms of Availability (subject to contract)

The property will be available from December 2023 on conventional leasehold terms at an annual rent of £14,406pa +VAT.

Business Rates

Rateable Value 2023: £7,700 UBR multiplier 2023/24: 51.2p in the £

Viewing

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

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms. In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company. All prices quoted excludes VAT where applicable at the prevailing rate.

