



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

TO LET £45,000pa

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:

Industrial/warehouse of steel portal frame construction, with 9 allocated parking spaces and loading/unloading/yard area. Minimum eaves height of 6m, fitted with a manual roller shutter (4.6m wide x 4.3m high) and fitted with Calor gas heaters.

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

SERVICES:

Mains water, Mains electricity and private drainage services are available to the property. Super-fast broadband (300mbps down).

LEASE TERMS:

The unit is available on conventional leasehold terms for £45,000pa (excl.VAT)

VAT:

All the above rentals are quoted exclusive of 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](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £30,750. 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 C (75).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson
Gareth Forrest

01752 222135

Email enquiries@listers.uk.com

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