



**To Let**

From £4,000 per annum exclusive

The Workshed @ Liskeard Cattle Market,  
Fairpark Road, Liskeard, PL14 4BA

344 - 1,050 Sq Ft  
(32 - 97.5 Sq M)

## Summary

- Brand new office and workshop units within creative hub
- Central Liskeard town centre location
- Next to the Cattle Market pay & display car park
- Manned reception and access to a shared informal meeting space
- Fibre broadband connection to each suite

### Location:

Liskeard is an ancient market town conveniently located in the heart of the South East Cornwall. The former Cattle Market occupies a prominent site in the town centre with access from Dean Street/Fairpark Road and Market Approach. Adjacent to the building is the Cattle Market car park which provides over 200 pay and display parking spaces for the town.

From a wider perspective, the main London to Penzance railway line and the A38 provide Liskeard with direct access to Plymouth, which lies approximately 20 miles to the East, and the motorway network at Exeter, as well as the rest of Cornwall to the west.

### Description:

The Workshed is a brand new development in the centre of Liskeard, providing high quality modern office and workshop space across two floors as well as co-working desks. The space is primarily aimed at businesses and individuals within the creative and digital sectors, offering newly built high quality workspaces. The ground floor workshop units will be finished with blockwork wall finishes and screed floor, with first floor office suites fitted out with bonded wood vinyl flooring, plaster boarded walls and suspended plaster boarded ceilings.

There will be communal kitchen/break out space on the ground floor with additional tea making facilities on the first floor, and WC and shower facilities, there is lift access to the first floor. Adjacent to the building will be a car park providing 38 spaces including 3 EV charging points and secure cycle storage for tenants. Occupiers will benefit from a manned reception desk as well as access to a shared informal meeting space.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). The sizes are taken from the construction plans and are approximate. Please see table below.

### Maintenance rent:

A maintenance rent of £5.50 per sq ft will be levied to facilitate the running and upkeep of the building. Please enquire for further information.

### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents.

Interested parties should make their own enquiries.

### EPC / MEES:

To be assessed following completion of the build.

### Business rates:

To be assessed following completion of the build.

### Terms:

The suites are available by way of new effective full repairing and insuring leases with a maintenance rent. The leases will be contracted outside of the 1954 act and a rent deposit equivalent to 3 months occupation charge will be required in addition to a personal guarantor.

The workspace is targeted at micro and small businesses within the creative and digital sectors industries. Occupiers must be SME businesses.

Liskeard Cattle Market Digital And Creative Workspace is part-funded by the European Regional Development Fund.

### Legal fees:

Each party to be responsible for their own legal fees in relation to any transaction.

### Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any tenant to provide proof of identity and address prior to exchange.

### VAT:

The property has been elected for VAT and will be chargeable on all outgoings.

### Code for leasing business premises:

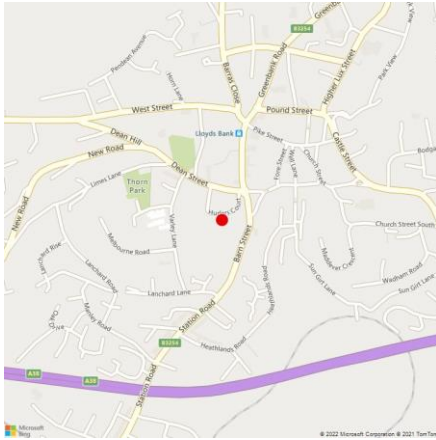
Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.







## CONTACT THE AGENT

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### 📍 Plymouth Office

Plym House, 3 Longbridge Road,  
Plymouth, Devon, PL6 8LT

Property	sq m	sq ft	Rent pax	Car parking spaces
<b>Ground Floor</b>				
Unit 1 - Workspace	42.79	461	£5,000	1
Unit 2 - Workspace	65.26	702	£7,500	2
Unit 3 - Workspace	43.61	469	£5,250	1
Unit 4 - Workspace	45.14	486	£5,500	1
Unit 5 - Workspace	31.99	344	£4,000	1
Unit 6 - Workspace	47.71	514	£5,750	2
Unit 7 - Workspace	68.13	733	£7,750	3
<b>First Floor</b>				
Unit 8 - Office	55.69	599	£6,500	2
Unit 9 - Office	43.03	463	£5,250	1
Unit 10 - Office	70.28	756	£8,000	3
Unit 11 - Office	43.08	464	£5,250	1
Unit 12 - Office	45.63	491	£5,500	1
Unit 13 - Office	97.54	1,050	£11,000	4
Unit 14 - Office	31.99	344	£4,000	1
Unit 15 - Office	47.71	514	£5,750	2
Unit 16 - Office	68.13	733	£7,750	3
<b>Total</b>	<b>847.71</b>	<b>9,123</b>		



## European Union

European Regional  
Development Fund



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**COUNCIL**  
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**HM Government**