



**To Let**

**£12,750 pax**

15B Paardeberg Road, Bodmin, Cornwall, PL31 1EY

1,508 Sq Ft  
(140.1 Sq M)

# Summary

- Mid terrace industrial unit
- Motor trade uses accepted
- Roller shutter door
- Established estate
- New lease
- Available from End of February 2024

## Location:

Bodmin is the commercial and administrative centre for the dispersed rural community of North Cornwall. Situated on the main arterial routes into the County this provides good access to not only the mid and North Cornwall areas but also West Devon including Plymouth and the M5 to Exeter and beyond.

## Description:

Unit 15b is a mid terrace commercial unit located on the popular and well established, Walker Lines Industrial Estate. The unit benefits from being largely open plan with a WC to the rear. There is a roller shutter door providing access into the unit.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
<b>Total</b>	140.1	1,508

## Service charge:

A maintenance charge equivalent to 10% of the annual rent is levied for upkeep and maintenance of the common parts.

## Services:

We understand that mains three phase 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:

C (72).

## Business rates:

Interested parties are advised to confirm the rating liability with Cornwall Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The premises are available by way of a new internal repairing and insuring lease with terms to be agreed.

## Legal fees:

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

## VAT:

We understand the property has not been elected for VAT and will therefore not be chargeable.

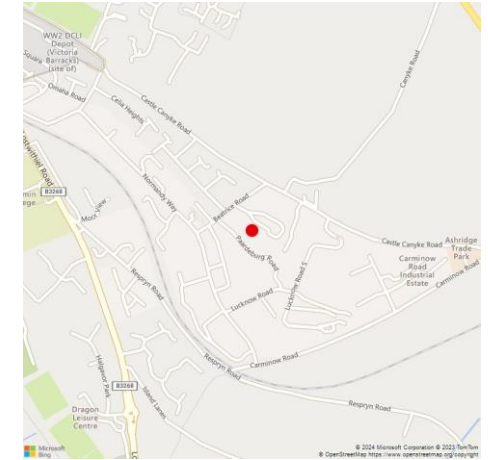
## Code for leasing business

### 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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