

# TO LET



**CORNWALL**  
**COUNCIL**  
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## Unit 24 Liskeard Business Park, Liskeard

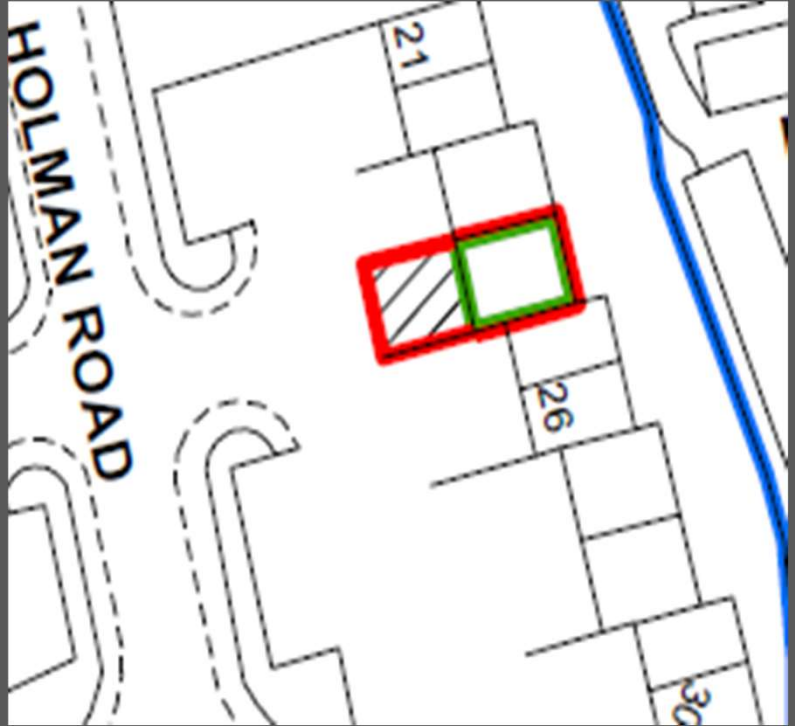
### Size

The Unit measures approximately 39 square metres (420 sq. ft).

### Rent

£3,800 per annum  
(£317 per calendar month)

\* Tenant to pay a monthly maintenance rent in respect of the common areas and a building insurance contribution.



### Contact us

Email: [tim.ratcliffe@cornwall.gov.uk](mailto:tim.ratcliffe@cornwall.gov.uk)  
or [estates.delivery@cornwall.gov.uk](mailto:estates.delivery@cornwall.gov.uk)

Call: Tim Ratcliffe 07483 307204

The Particulars are provided as a guide only. The accuracy is not guaranteed and they should not be relied upon for any purpose. They do not form part of any contract.

Liskeard Business Park is The Units are situated on Holman Industrial Estate which can be accessed from Charter Way and Quimperle Way. The business park is close to the A38 to the West and also has easy access to Plymouth to the East.



Unit 24 offers simple industrial accommodation and forms part of a terrace of units on the Business Park. It has mains electric and drainage. The unit is mostly open plan with a storage area to the rear. It has concrete flooring, a sink/was area and separate WC. There Access is via a steel up and over type shutter.

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### **Kitchen/Toilets:**

There are separate WC facilities and a kitchen area with a sink and water heater.

### **Lease Terms:**

The property is available by way of a new full repairing and insuring lease, terms to be agreed. The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act.

### **Parking:**

There is a parking area to the front of the units and additional visitor parking on site.

### **EPC:**

Exempt

### **Business Rates:**

Interested parties are advised to make their own enquiries from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). We recommend you make these enquiries as you may be eligible for Business Rates Relief.

### **Legal Costs:**

The ingoing tenant will be responsible for a contribution to the Landlords legal fees.

