

12

To Let

£17,500 pax

Unit 12 Moorswater Industrial Estate, Liskeard, Cornwall, PL14 4LN

2,166 Sq Ft
(201.2 Sq M)

Summary

- Mid terrace industrial unit
- Recently refurbished
- Convenient location next to A38
- 3 phase electricity
- Parking to front
- Available immediately
- New lease

Location:

The property is conveniently located on Moorswater Industrial Estate, situated just a mile to the west of Liskeard town centre. Liskeard itself is an ancient market town nestled in the heart of south east Cornwall with a population of circa 11,000. There is easy access onto the A38 at the Dobwalls bypass junction providing direct access to Plymouth which lies approximately 20 miles to the east, as well as the rest of Cornwall to the west.

Description:

This mid-terrace industrial unit is an ideal opportunity for businesses seeking a versatile space in a convenient location. Recently refurbished to a high standard, the unit offers a modern and functional environment ready for immediate occupation. Situated just off the A38, it ensures excellent connectivity for transportation and logistics. The property benefits from 3-phase electricity, kitchenette and WCs. Ample parking is available to the front of the unit.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Total	201.21	2,166

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Please enquire for further information.

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 (70)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £12,500, therefore making the approximate Rates Payable £6,238 per annum for 2025/26.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

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 property is available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

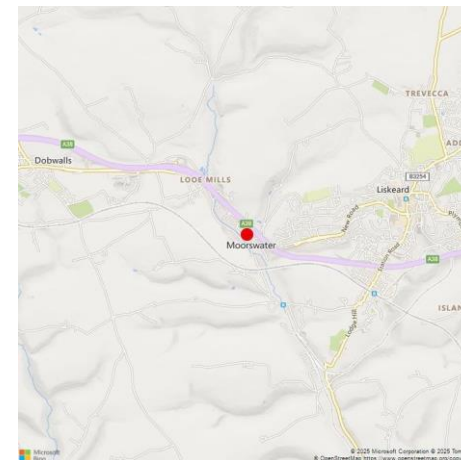
The property has been elected for VAT and will therefore be payable on all outgoings.

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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