

For Sale

OIEO £5.1m

Unit 6-8, Bodmin Business Park, Launceston Road,
Bodmin, Cornwall PL31 2RJ

46,464 sq ft (4,316.58
sq m) plus canopies

A30 East

A30 West

Summary

- BREEAM excellent warehousing and offices built 2010/2016
- Rare freehold opportunity
- Excellent A30 location
- 10 metre eaves in warehousing
- EPC A- rated accommodation

Location:

Bodmin is the commercial and administrative centre for the dispersed rural community of north Cornwall. Being situated on the main arterial routes into the county this provides this location with excellent access to not only the mid Cornwall area but also West Devon including Plymouth along the A38 and to Exeter on the A30 and M5 motorway beyond.

Newquay airport lies approximately 20 miles distant and provides links to various UK including London as well as European cities. Bodmin Parkway railway station is only 3 miles distant and provides mainline rail services - London Paddington approximately 3h 40m.

Description:

This modern high grade premises comprise two storey offices attached to a series of connected warehouse spaces; the main parts of the warehousing have a minimum eaves height of appx 10m providing excellent facilities for a wide variety of purposes, rarely found in Cornwall. The warehousing has several roller shutter doors providing access to the internal space and there are three dock level loading bays.

The site is securely ring fenced with motorised entrance gates providing access to extensive mainly concrete surfaced yard and circulation areas. There is an attractive garden area adjacent to the offices and other landscaping around the site.

The buildings and site have been developed to a high specification throughout and with a great deal of attention to all aspects and need to be viewed to be appreciated.

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
Warehouse 1 with dock level loading	1,301.49	14,009
Warehouse 1 canopy	102.75	1,106
Link Warehouse including offices	578.58	6,227
Warehouse 2	1,410.83	15,186
Mezzanine Office	14.38	156
Warehouse 2 canopy	75.99	818
First Floor Production area	187.20	2,015
Second floor stores	187.20	2,015
Ground Floor Offices	318.45	3,428
First Floor offices	318.45	3,428
Gross Internal Area (excl. canopies)	4,316.58	46,464
Canopies total	178.74	1,924

Site area 0.83 ha (2.05 acres).

Services:

We understand that mains electricity, water, gas 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:

A (23) expires 17th December 2032; BREEAM Excellent.

Planning:

The site has been developed by the vendors over the past 10 years for their warehousing, industrial and office purposes. Plans of the buildings can be made available to seriously interested applicants if required.

Business Rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £207,000, therefore making the approximate Rates Payable £103,000 per annum for 2024/25.

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

Terms:

The freehold of the property is available with vacant possession. OIEO £5.1m.

Legal fees:

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

Money laundering:

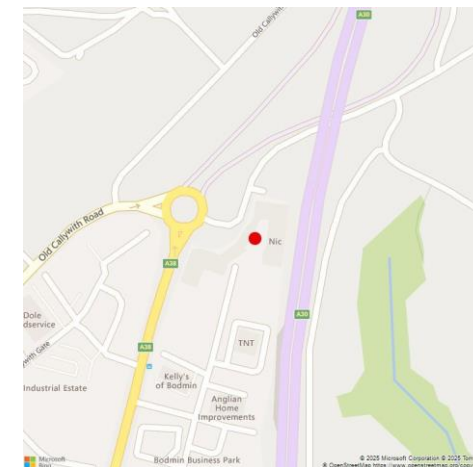
Under the Money Laundering Regulations 2017, the agents will require any purchaser to provide proof of identity and requested associated documentation.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENTS

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