



**To Let**

**From £5,000 pax**

# Summary

- Brand new office and studio units within creative hub
- Central Liskeard town centre location
- Next to the Cattle Market pay & display car park
- Manned reception
- Fibre broadband connection to each suite
- Allocated car parking

## 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 studio 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 studio units are

finished with chipboard wall finishes and screed floor, with first floor office suites fitted out with bonded wood vinyl flooring and plaster boarded walls.

There is a communal kitchen 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 is a car park providing 38 spaces including 3 EV charging points and secure cycle storage for tenants. Occupiers will also benefit from a manned reception desk serving the co-working space.

## Accommodation:

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

## Maintenance rent:

A maintenance rent of 50% of the occupational rent 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:

A (3).

## Business rates:

Tenants 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.

The business rates pertaining to the allocated car parking spaces are separate from those applicable to

the office spaces. The parking spaces will be individually rated, independent to the office spaces.

## 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:

The Tenant will contribute £350 towards the Landlord's professional fees.

## 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

### Carys Makelis

Tel: 07841 150716

Email: cmakelis@vickeryholman.com

For further information in relation to the co-working space please visit  
<https://www.liskeardworkshed.co.uk>

### 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	41	441		£5,000 1
Unit 2 - Workspace	64	689		LET 2
Unit 3 - Workspace	45	484	UNAVAILABLE	1
Unit 5 - Workspace	32	344	£4,000	1
Unit 6 - Workspace	45	484	LET	1
Unit 7 - Workspace	67	721	LET	2
<b>First Floor</b>				
Unit 8 - Office	69	743	£8,000	2
Unit 9 - Office	41	441	LET	1
Unit 10 - Office	55	592	LET	2
Unit 11 - Office	44	474	LET	1
Unit 12 - Office	100	1,076	LET	2
Unit 13 - Office	44	474	LET	1
Unit 14 - Office	31	334	LET	1
Unit 15 - Office	45	484	LET	1
Unit 16 - Office	67	721	£7,750	2
<b>Total</b>	<b>790</b>	<b>8,502</b>		