



**To Let**

**£22,500 per annum**

Unit 9B Callywith Gate Industrial Estate,  
Launceston Road, Bodmin, Cornwall, PL31 2RQ

3,407 Sq Ft  
(316.5 Sq M)

# Summary

- Modern industrial unit
- Situated in a popular and established estate
- Ideal location close to A30, A38 and town centre
- High quality first floor office

## Location:

Callywith Gate is a popular estate to the North-East of Bodmin. The property is located in an ideal position with easy access to the A30 and A38 which gives good access to Exeter, Truro and Plymouth. Newquay airport is 18 miles away and offers scheduled flights to London and other major UK airports.

## Description:

This contemporary industrial unit offers a versatile space with ground floor storage and first-floor office/storage accommodations. The office areas are finished to a high standard, featuring a boardroom and additional meeting rooms, making it suitable for a range of business needs.

The unit also benefits from full height roller shutter door parking and yard space at the front. The heating and air conditioning are via an air source heat pump.

## Accommodation:

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

	sq m	sq ft
Ground	169.0	1,828
First	146.7	1,579
Total	316.5	3,407

## 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:

EPC rating is B (41)

Certificate number: 0068-8369-6666-3868-0316  
Report number: 2890-1814-7683-3151-2267

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £31,750 effective from 1st April 2026 local council reference 24010110009010.

[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 lease.

## Legal fees:

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

## Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

## VAT:

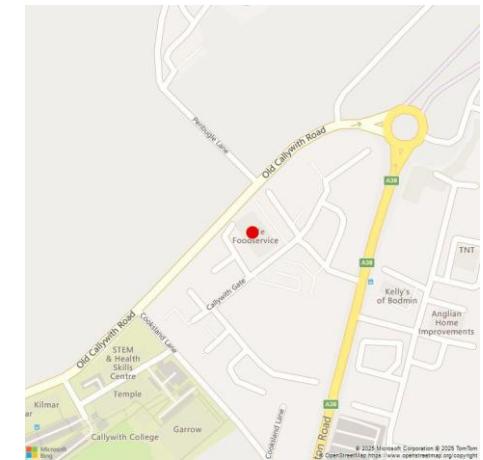
All figures quoted are exclusive of VAT if applicable.

## 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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