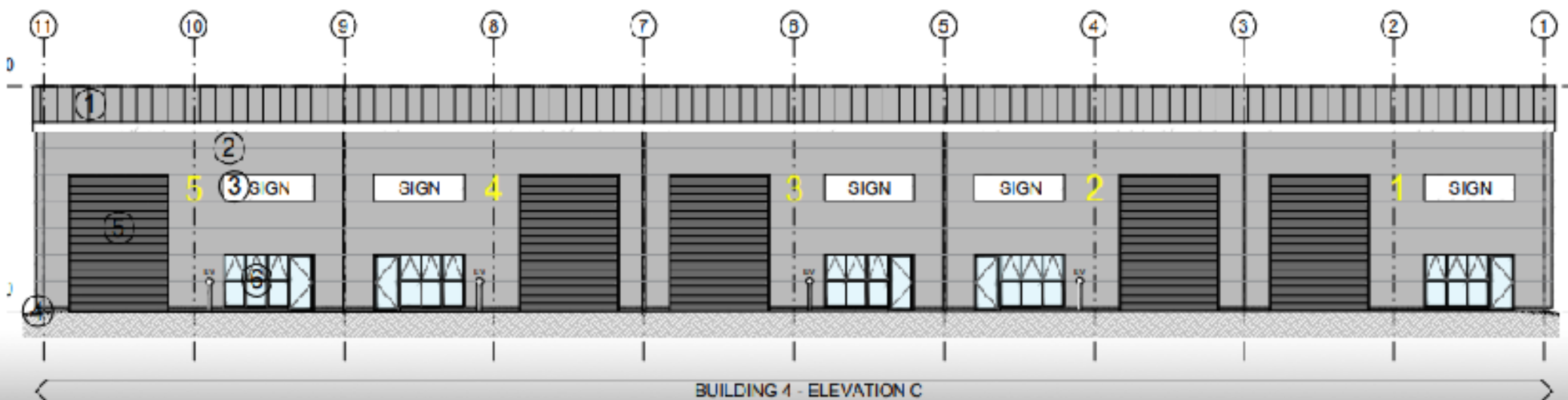




To Let

From £15,250 pax

New units at Tencreek Business Park,
Liskeard, Cornwall, PL14 3FG

1,001 – 14,167 Sq Ft
(93 – 1,316 Sq M)

Summary

- New build units from 93 sq m (1,001 sq ft)
- Available early 2027
- Immediate access onto the A38
- Units available individually or as a whole
- Pre-lets available now to secure units during construction phase

Location:

Liskeard is an ancient market town conveniently located in the heart of south east Cornwall. The main London to Penzance railway line and the A38 trunk road provides 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. The development is located next to the A38 at the Liskeard junction, adjacent to the Premier Inn off Haviland Road.

Description:

The estate will consist of two blocks of units set across from each other around a central parking/yard area. There will be 11 units with sizes ranging from 93 sq m (1,001 sq ft) to 152 sq m (1,636 sq ft) which could be combined to suit tenants requirements. Units will be completed to a shell specification unless otherwise agreed. These units will form part of a wider new development with high profile next to the A38 which includes a drive thru restaurant and coffee shop in addition to these commercial units.

Accommodation:

Sizes and images are approximate and for indicative purposes only, they may be liable to change as plans are finalised.

	sq m	sq ft	Rent (pax)
Building 4 – Unit 1	152	1,636	£24,500
Building 4 – Unit 2	150	1,615	£24,250
Building 4 – Unit 3	150	1,615	£24,250
Building 4 – Unit 4	150	1,615	£24,250
Building 4 – Unit 5	152	1,636	£24,500
Building 4 Total	754	8,117	
Building 5 – Unit 1	95	1,023	£15,500
Building 5 – Unit 2	93	1,001	£15,250
Building 5 – Unit 3	93	1,001	£15,250
Building 5 – Unit 4	93	1,001	£15,250
Building 5 – Unit 5	93	1,001	£15,250
Building 5 – Unit 6	95	1,023	£15,500
Building 5 Total	562	6,050	

A further building known as Building 3 is also consented which can provide appx ground floor of 1,080 sq m (11,625 sq ft) on a large plot of around 1.25 acres. More detail is available upon request.

Service charge:

A service charge will be levied for the upkeep and maintenance of the common parts of the estate.

Services:

We understand that mains electricity, water and drainage will be connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC:

To be assessed following completion of the build.

Planning:

Planning permission has been granted under application no PA22/06825. Please see the Cornwall Council website for more information.

Business rates:

To be assessed following completion of the build.

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

Terms:

The units are available individually, in part (including adjoining units), or as a whole block, by way of new full repairing and insuring leases for a minimum term of 10 years.

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

Anna Jackson

Tel: 07841 150718

Email: ajackson@vickeryholman.com

Alan Treloar

Tel: 07841 150714

Email: atreloar@vickeryholman.com

Plymouth Office

Plym House, 3 Longbridge Road,
Plymouth, Devon, PL6 8LT