

TO LET GOVER ROAD

St Austell, Cornwall, PL25 5NE

5891 sq ft (547.3 sq m)



- Industrial/ warehouse unit
- Offices and mezzanine within
- 6 roller shutter doors
- TO LET
- £28,000 pax
- New lease

Bruton Knowles

Plumer House, Tallyour Road, Crownhill, Plymouth, PL6 5DH

01752 936101

www.brutonknowles.co.uk

CODE 3793

GOVER ROAD

LOCATION

The property is located on Gover Road, St Austell. This popular town is approximately 14 miles north east of Truro 10 miles south of Bodmin and 40 miles west of Plymouth. St Austell is one of the largest towns in Cornwall; at the 2011 Census, it had a population of 19,958.

DESCRIPTION

The premises are prominently located fronting onto Gover Road and adjacent to a popular out of town retail park.

The unit comprises part of a detached industrial unit of steel portal frame construction with elevations of block work with profiled steel cladding to the elevations and roof covering.

The warehouse has a concrete floor, fluorescent strip lighting, 3 phase power, a kitchenette, WC and office accommodation. there are 6 roller shutter doors to the south elevation.

The 2 storey offices benefit from strip lighting, electric heating and carpets to the first floor.

There is a shared car parking area immediately to the front elevation of the premises.

ACCOMMODATION

	Sq ft	Sq m
Ground floor industrial/warehousing	2,750	255.5
Office accommodation	1,059	98.4
Mezzanine	2061	191.5
Total (Approx)	5,870	3545.

RATES

Rateable Value £22,250 - interested parties are invited to verify the actual rates payable with the local authority.

ENERGY PERFORMANCE CERTIFICATE

To be commissioned

VAT

All figures quoted are subject to VAT.

TENURE

The premises are available by way of new lease, length negotiable (preferably 10 years), drawn on tenant full repairing and insuring terms at an initial rent of £28,000 pax.

LOCATION PLAN



CONTACT

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Important Notice

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