



**FLORENCE ROAD BUSINESS PARK, KELLY BRAY, PL17 8EX**

**TO LET FROM £7 per SqFt ( £75.35 per SqM )**

**Listers**  
~ PROPERTY CONSULTANTS

**LOCATION:**

Florence Road Business Park is conveniently located just off the A388 Launceston Road giving easy access to North Cornwall and the Atlantic Highway and just 25 minutes from Plymouth and the Devon Expressway

**DESCRIPTION:**

Florence Road Business Park is a multi let industrial site with various business's from a Dentist, Gym and Motor Trade to name a few. The site is located just off the A388 Launceston Road giving easy access to North Cornwall and the Atlantic Highway and just 25 minutes from Plymouth and the Devon Expressway. There are various units available ranging in size from 300 Sq Ft to 6,500 Sq Ft. The site has a mixture of office space and industrial units along with an option to take on an onsite cafe. All of the units have allocated parking. **No motor trade.**

**SCHEDULE OF ACCOMMODATION:**

Units available from 300 Sq Ft to 6,500 Sq Ft

**SERVICE CHARGE:**

Dependent from unit to unit

**LEASE TERMS:**

Available on new lease terms, *from* £7/sq.ft, subject to contract.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES:**

We refer you to the government website: [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) which shows what the current rateable value is. To find out how much business rates will be payable there is a business rates estimator service via the website.



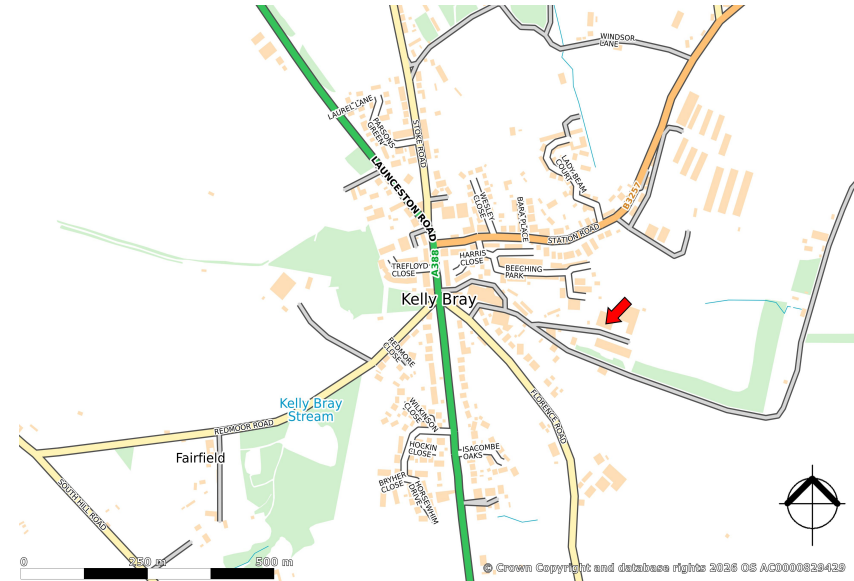
**ENERGY PERFORMANCE CERTIFICATE:**  
The energy rating for this property is TBC.

**VIEWING AND CONTACT INFORMATION:**  
Strictly through Listers. Please contact:-

**Leigh Robinson**

01752 858196

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)



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