



Duchy of Cornwall

To Let

The Wood Centre, Stoke Road, Kelly Bray, Cornwall PL17 8RA



The Duchy of Cornwall is offering to let a 3,660 sq ft (340m²) timber building and yard 240m off the A388 at Kelly Bray near Callington.

Guide rent: £9,000 + VAT per annum

Introduction

The Wood Centre an exciting opportunity to rent a large, modern and well constructed building located in a 1.37ac (5,500m²) site.

Location

Conveniently located close to the A388 with good links to both the A38 and A30 and further field via the M5 (50 miles). Callington 1.8 miles, Launceston 7.5 miles, Plymouth 11 miles, Liskeard 8 miles.

Directions

From Kelly Bray take the road sign posted to Stoke Climsland and the property is located on the left hand side in approximately ½ mile.

Access to the property

Access is via double wooden clad metal gates giving easy entrance into the yard area for HGVs and articulated lorries.

Description

Internally

Concrete floor. Timber horizontal boarding all round interior to 2.3m high.

Eaves height – 5.5 m

Stairs to Mezzanine office above (3.2 x 4.7 m) timber clad with wooden floor

Ground floor internal secure lock-up (4.05 x 3.14 m)

Powerpoints and lighting throughout

Double sliding doors to South elevation 4.75m wide and full height.

Double sliding doors to North elevation 2.88 wide and 3.65 m high

Windows to North elevation

Ground floor office and wc area (3.3 x 9.2m)

Ground floor office/reception with reception counter of 5.6m long and 3m wide.



Mezzanine storage area above the welfare area and store – 9.3 long x 3.25 m wide.

The former retail area has a separate double entrance doors and is 7.1 long by 6.6 m wide with a ceiling height of 2.3m. It has 4 windows to each of the west and eastern elevations and fluorescent lighting and 6 double 13A power points and some useful shelving. The planning consent for this area permits sale of timber and timber products only.



Externally

The whole site covers approximately 1.38 acres. On the south side of the building there is a former sawdust extraction area of 1.95 x 2.45 m with further store over.

Adjacent is the former sawdust bagging area with corrugated iron roof (3.4 x 3m).

The overall size of the yard to the south is 33.5m x 40m (approx.).

To the north of the building the yard is approximately 33m long and 36 m wide. This leads to both the reception and former retail areas.

In the yard to the south of the building there is a concrete block building with timber door (3m x 2.4 m). Adjacent to this building are 2 concrete pads (2.8 x 6m).

Use

The planning consent permits only the following use: timber storage, drying and processing, retail sales of timber and timber products only.



Services

Drainage - Private on site

Water - mains supply

Electricity - Believed to be 3 phase supply (to be confirmed)

Telephone—available but not connected.

Tenure

The property is to be let on a standard tenancy agreement with flexible terms..

Business Rates

Rateable value £8,000 for 2016/2017.

Rates payable - £4501.20 in 2016/17.

Misrepresentation Disclaimer

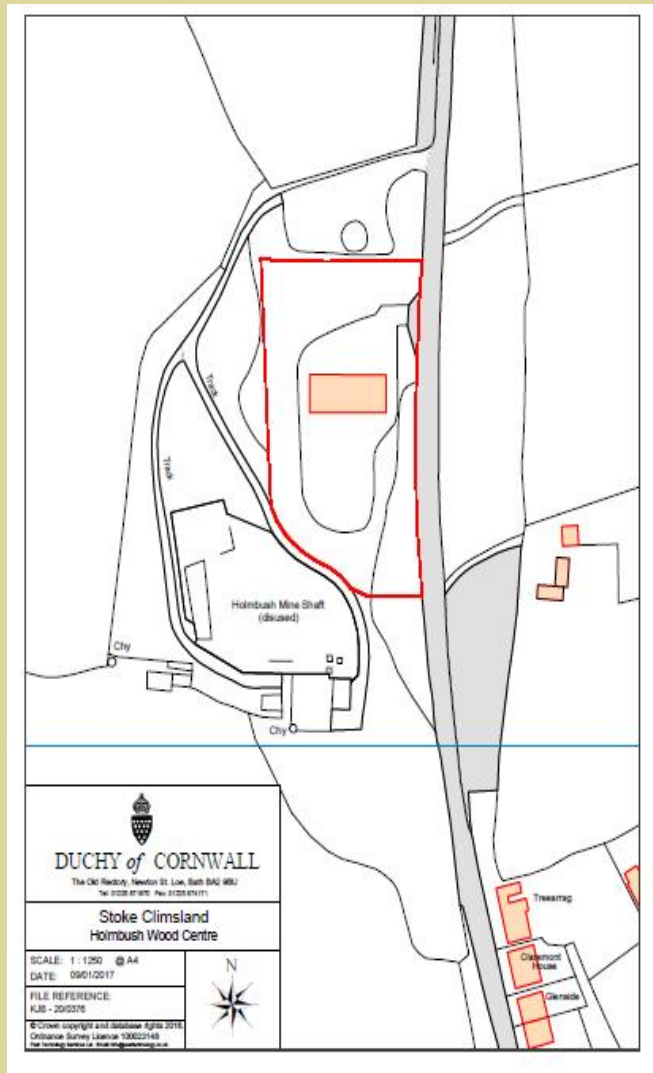
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Before entering into any tenancy the condition and contents of the property will be set out in a tenancy agreement, inventory and schedule of condition. If you are offered the property please ensure you carefully read, understand and agree with the tenancy agreement, inventory and schedule of condition before signing the documents.

Money Laundering

Prospective tenants will be required to produce identification documentation during the referencing process and we ask for your co-operation in order to prevent delay in providing the tenancy agreement.



E&OE



For further details or to arrange a viewing contact the Duchy of Cornwall :

Restormel Estate Office

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Cornwall

PL22 0HN

(01579 343149)

sbowden@duchyofcornwall.org