



**Industrial Building To Let on Full Repairing Terms**  
**A 3196 Square Foot Warehouse with large yard. In total approximately 0.5**  
**acres is available to let**

**GREENSPLAT CHINA CLAY WORKS,**  
**CORNWALL,**  
**PL26 8XY**

**£20,000 PA Inc Business Rates**

[www.jefferys.uk.com](http://www.jefferys.uk.com)



**rightmove**   
find your happy

OFFICES AT LISKEARD • LOSTWITHIEL • ST AUSTELL

## DESCRIPTION

This building is situated at Greensplat China Clay Works near the Clay village of Nanpean.

The workshop can be used for a variety of uses, but currently has planning for General Industrial and Warehousing.

The workshop has the benefit of a crane.

## BUILDING

This detached building is of steel frame construction.

Solid concrete flooring with sliding doors measuring 3.78m high by 3.80m wide.

Eaves height is 5.19m.

## ACCOMMODATION

The building measures 23.00m x 12.91m (75'4" x 42'3") (297m<sup>2</sup> - 3196ft<sup>2</sup>)

Portakabin office adjacent.

Concrete yard to the front with further large yard area adjoining.

## SERVICES

A private three and single phase electricity supply is connected. This will be sub metered and charged by the Landlords.

A private water supply is also available.

## GENERAL CONDITIONS

The unit currently has planning for B2 use purposes. Alternative uses can be considered subject to approval from Cornwall Council.

## BUSINESS RATES

Are included within the rent.

## DIRECTIONS

From the town centre of St Austell, proceed north along Trenance Road. Continue along the road for approximately 2 miles up the hill. Greensplat China Clay Works will be found on your right hand side at the top of the hill.

## EPC RATING – Exempt

## LETTING TERMS

A Lease is offered on the following terms (subject to contract):-

1. Flexible term in excess of one year.
2. Premises immediately available.
3. Rent £20,000 PA + VAT.
4. Landlord to maintain insurance cover on the building.
5. Tenant is to be responsible for the full repair of the premises but not obliged to return the building in better condition than at the commencement of the lease.
6. The Tenant is required to contribute to the Landlords legal expenses in drafting expenses.

For viewing arrangements and further particulars,  
please contact the Agents –  
**JEFFERYS – 01579 342400**

### St Austell

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

### Lostwithiel

5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

### Liskeard

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com

