



NEAR BODMIN, MID-CORNWALL

1 MILE TO A30

OFFICE UNITS TO LET

360 – 7,300 sq.ft.



ST INGUNGER COUNTRY OFFICES, LANIVET, BODMIN, PL30 5HS

Set in the heart of the County both geographically and aesthetically, the offices provide a flexible working space of the highest calibre supported by easy access to the A30 dual carriageway. The offices offer modern businesses the opportunity to carry out 21st century trade from a beautiful and relaxed environment without sacrificing accessibility and modern amenities.



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Located only 3 miles outside of Bodmin and 3 miles from the nearest mainline train station, the offices are ideally suited both for business within the county and further afield. Exeter and Plymouth are less than a hour's drive away (along with access to the M5) and Newquay airport is easily reached within 20 minutes. The nearest village of Lanivet is only 1.5 miles away and is well serviced with a village shop, post office and public house. Leisure wise the offices are within a 10 minute drive of two superb golf courses, Lanhydrock and Lostwithiel, and within 2.75 miles a leisure centre offers an extensive fitness suite, swimming pool and tennis club.

The high quality offices were converted in 2004 from a courtyard of traditional barns dating back to the 18th century. Wherever possible the original features and architecture have been retained with large barn style doors, exposed beams and picture frame windows; this character is then complemented by the use of natural woods, slate and stone finishes.

However, these offices are by no means old fashioned; benefiting from "Earth Energy" underfloor heating, dado trunking for all power, computer and telecommunications outlets and featuring energy efficient light fittings throughout. All offices benefit from broadband access, fire detection system and careful attention has been paid to the importance of on-site security. Units 3 & 4 now have electric heating. All of the other Units have air source heat pumps.

The 7,300 sq.ft. (680 sq.m.) has been architect designed with a flexible layout in up to 10 separate office units, ranging from 360 to 1,324 sq.ft. (33 to 123 sq.m.) and each benefiting from separate staff facilities. All offices, except Unit 10 have disabled access and facilities. Outside, the communal areas are paved and lawned allowing staff to truly enjoy the rural location and excellent views. There is parking for up to 70 vehicles.

St Ingunger Country Offices are available for immediate occupation.

Flexible lease terms and competitive rents are available.



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<u>UNIT NO.</u>	<u>FLOOR</u>	<u>SQ. M.</u>	<u>SQ. FT.</u>	<u>RENT + VAT</u>	<u>RATEABLE VALUE</u>	
1 Millendreath	Ground	62	665			LET
2 Millendreath	Ground	66	715	£5,900	£4,600	
3 Millendreath	First	62	665			LET
4 Millendreath	First	72	775			LET
5 Rock	Single Storey	45	484			LET
6 Whitsand	Single Storey	50	538			LET
7 Downderry	Single Storey	123	1324			LET
8 Summerleaze	Single Storey	50	538			LET
9 Talland	Two Storey	113	1216			LET
10 Seaton	Three Storey	33	360			LET

All units have self-contained kitchen and toilet facilities.

Units may be combined to meet user's requirements.

SERVICES

Metered mains electricity

Underfloor heating via air source heat pump

Private drainage system

Private water supply

Important Note – there is no charge for the drainage or water services supplied other than a proportion of maintenance charges contained within the Service Charge. Units 3 & 4 have electric heating.

SERVICE CHARGE

It is anticipated the Service Charge will be in the region of £0.45 + VAT per sq.ft. This includes water and drainage services; maintenance and lighting to the courtyard areas

LEASE

The units are available on flexible terms. The Landlord will be responsible for the main structural repair and insurance of the buildings. The Tenants will be liable to maintain the interior of the offices and to provide their own insurance in respect of fixtures and fittings. VAT is payable on the rent and Service Charge. The Tenants will be required to contribute £600 towards the legal costs in the preparation of the lease.

VIEWING & FURTHER INFORMATION

Contact the Owner's Agents: Jefferys, 17 Dean Street, Liskeard, PL14 4AB

Telephone: 01579 342400

E-mail: liskeard@jefferys.uk.com

