



**WORKSHOP/STORE EXTENDING TO 1622 SQ. FT. (151 SQ. M.) WITH  
LARGE YARD ADJOINING 1,960m2 (21,105 ft2)**

**LEE MOOR ELECTRICAL WORKSHOP & COMPOUND  
LEE MOOR  
PLYMOUTH  
PL7 5JP**

**£18,000 Per Annum**

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## DESCRIPTION

Workshop/Store situated on the edge of Lee Moor with a partly surfaced compound.

**ACCOMMODATION** (all measurements are approximate)

### Ground Floor

#### Entrance Hall

**Office** – 1.97 x 1.34 plus 2.85 x 3.06 – window to the front.

**Store Room** – 5.90 x 2.85 plus 2.94 x 2.72 – window to the side.

**Workshop** – 11.99 x 5.81 – Roller Shutter Door to the front.

#### First Floor

**Office** - 4.45 x 3.37 – Borrowed light.

**Kitchen Area** – 2.81 x 2.47 – window to the rear, stainless steel sink unit.

**Office 2** – 3.46 x 2.89 – window to the rear.

### Outside

Small parking area in front of the Workshop.



Partly surfaced Compound area amounting to 1,960m<sup>2</sup> (21,105 ft<sup>2</sup>) with basic buildings adjoining.

## SERVICES

Mains electric and water are available.

There is no drainage or toilet facility with the property. Applicants will need to have their own portable welfare facilities.

## RATEABLE VALUE

TBC

## LETTING TERMS

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

1. Minimum one year term.
2. Available from 1<sup>st</sup> September 2023.
3. Rental £18,000 PA.
4. Landlord to maintain insurance over on the building.
5. Tenant to maintain the interior of the premises in the same condition as at the beginning of the Lease.
6. Tenant will be liable to pay the Rates and utilities.
7. The Tenant is required to contribute to the Landlord's Solicitors costs in preparing the Lease.

## DIRECTIONS

From the village of Lee Moor, proceed through the village up to the Imerys quarry. Proceed through the gate where the compound will be found on your right hand side.

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

### St Austell

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