

TO LET

Office premises (4,975 sq. ft, IPMS 4.2)

£32,500 PA (no VAT)

Close to A30 & A38

Philips Rogers
Commercial



Uzella House, Callywith Gate Industrial Estate, Bodmin, Cornwall, PL31 2RQ

 **RICS**
Regulated by RICS

Location & Description

Uzella House, Callywith Gate, Bodmin, Cornwall, PL31 2RQ

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Location

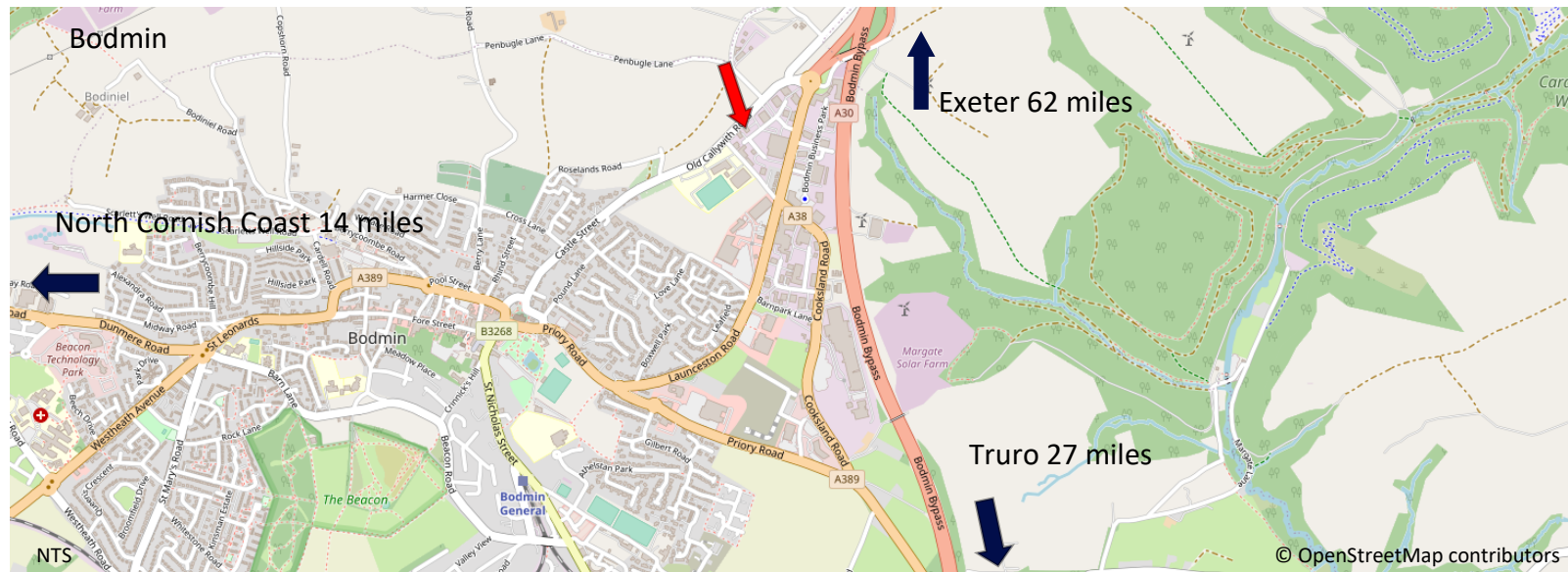
Located on the outskirts of the historic north Cornish town of Bodmin. Callywith Gate is a modern industrial estate boasting excellent transport links throughout Cornwall, into Devon and the south west region generally. Uzella house is approximately 160m away from the eastbound access to the A30 dual carriageway. The city of Truro is under an hour away by car. Exeter and Plymouth are accessible along the A30 and A38 respectively. North Cornish beaches and the scenic Cornish coastline are approximately 30 minutes away by car. Railway services are available from Bodmin Parkway Station (approximately 4 miles). Newquay airport services both international and domestic flights (approximately 19 miles).

Description

Uzella House is a detached modern building set within a landscaped plot with generous parking facilities. The building is of steel frame with metal sheet cladding to the roof, sides and rear and red brick walls and large glazed door and window panels within the front and return elevations. The offices and stores within the building are largely open plan and occupy the ground and first floor. There is a small low height basement room to the rear for additional storage.



View of estate road outside the unit



Services

Water— Dedicated mains supply.

Electric— Three phase supply.

Gas - A gas boiler provides central heating to the property.

Drainage— Public sewer connection.

BT/Internet - Broadband is understood to be available to the property.

Amenities

The building is accessed through a glazed entrance lobby to the front from brick paved parking areas to the front and side of the building. Callywith Gate Industrial Estate together with other industrial estates and retail parks in the vicinity are home to numerous industrial, logistics and service providing companies.

Bodmin boasts the following amenities and nearby services: Independent shops and national chains, sports pitches and a leisure centre, primary, secondary and six form educational facilities, expanding residential and commercial developments and good local restaurants and pubs. The Camel Trail is easy to access from Bodmin Town Centre (only 1.8 miles away). Bodmin Moor, Roughtor and Cardinham Woods are nearby and offer numerous walking opportunities.



Side access and parking



Rear access and parking (taken from rear fire escape)



Rear of property (taken from fire escape)



Loading area to side of property

Accommodation

The main access is via a level entrance lobby to the front of the building. The Lobby leads to the Reception room which links to Office 1 to the left, Offices 2 and 3 to the right and the Main Office toward the rear of the building. Office 3 (housing the boiler for heating) also links to the Main Office.

The front of the building is south facing and as such the front offices and Reception benefit from solar gain and good levels of natural light. Office 4 is located within the Main Office and is enclosed by a demountable partitioned wall that could potentially be removed if the entire area needs to be open plan.

A large Store is accessed from the Main Office internally or via external double loading bay doors which lead to a short flight of steps down to the side parking area.

The Kitchen and toilet facilities are accessed from the Main Office. A small Electricity Cupboard housing the incoming supply and meter is located under the stairs up to the first floor.

Stairs in the Main Office lead to an Atrium void which is glazed at high level. At the top of the stairs is a Landing which links to the large First Floor Office, which includes a metal fire escape stair to the rear. **The accompanying indicative floor plan shows the office layout.**

Sizes

Approximate Area Measured - (IPMS 4.2)

	<u>Square Metres</u>	<u>Square Feet</u>	<u>Metres</u>
Basement Store (limited height of approx. 1.8m)	18.22	196	5.49 x 3.27
Entrance Lobby	11.40	123	5.19 (max) x 2.22 (max)
Reception	24.23	261	4.78 x 4.82 max
Office 1	22.90	246	4.77 x 4.63
Office 2	18.87	203	4.93 x 3.70
Office 3	20.76	223	4.93 x 4.22
Main Office (including Office 4 area)	177.22	1,907	Irregular shape
Office 4 (removable partition so area stated separately but not added to IPMS 4.2 calculation)	37.80	407	7.30 x 5.27 (max)
Electricity Cupboard	1.80	19	1.96 x 0.92
Store	71.88	774	14.51 x 4.97 (max)
Kitchen	7.59	82	3.51 (max) x 2.18 (max)
Toilet Lobby	3.68	40	2.90 x 1.27
Accessible Toilet	3.21	35	2.15 x 1.5
Toilet	2.8	30	2.15 (max) x 1.32 (max)
Stairs & Atrium (excluded from IPMS 4.2)	14.70	158	3.17 (max) x 4.69
First Floor Office	69.75	751	14.84 x 4.71
First Floor Landing	7.90	85	4.69 x 1.84 (max)
Total (IPMS 4.2)	462.21	4,975	-

Note: Areas and dimensions are approximate and measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS 4.2 is a reference to the International Property Measurement Standards (All Buildings) published January 2023. IPMS 4.2 is similar to NIA (net internal area, although includes standard facilities such as toilets). Net internal area conversions are available upon request. References to "max" refer to the maximum dimension within the area, meaning the opposite wall is shorter because of an obstruction such as column or boxed pipe for example.

Planning & Building Regulations

Planning consent was granted for the erection of a "printer/design studio" under application: E1/1999/0024. Planning and Building Regulation history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants should make investigations through their legal advisors as required. The property could be suitable for alternative uses (subject to obtaining planning consent (if required) and Landlord approval).

Legal Costs

Each party will be responsible for their own legal costs.

Price

£32,500 is sought for the annual rental of the property.

Terms

The property is available by way of an assignment of the remainder of a 10 year full repairing and insuring lease, although **the Landlord will consider a new protected lease, subject to agreeing terms.** The existing lease commenced on the 18th February 2019. Rent is payable quarterly. The lease includes an open market rent review in February 2024 and Tenant break options in February 2025 and February 2028. The lease is "contracted out" of the security of tenure provisions (s.24 to s.28) of the 1954 Landlord and Tenant Act. The landlord will recover the cost of insurance from the tenant on demand. The property is available for occupation from the date of this brochure.



Main Office



First Floor Office

Business Rates

The rateable value (RV) from 1st April 2023 will be £25,750. The RV is as stated on the Valuation Office Agency (VOA) website service. Information concerning how rates are calculated are available on the Cornwall Council website.

EPC

The property has an EPC rating of "C", certificate reference number 0870-0831-1869-6192-7006, which is available to view and download online at <https://www.ndepcregister.com>

VAT

The property is not understood to be elected for VAT.

Rights

Rights will be granted for parking. The number of bays required can be negotiated.

Subject to Contract

This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct. Prospective tenants must satisfy themselves the details are correct and not place reliance on them if entering into a contract or incurring expenses.

Viewing Arrangements

By appointment only. Contact Phil Wiltshire on: **01208 812 812**

Brochure Dated 24.11.23



Office 2

