

REF: S402 - DETAILS PREPARED 23.06.2025

TO LET

WORKSHOP/WAREHOUSE PREMISES

**UNIT 2, HALLWORTHY BUSINESS PARK, HALLWORTHY
CAMELFORD
PL32 9SH**



PHOTO TAKEN JULY 2025

- **226 SQ.M. (2,432 SQ.FT.)**
- **CURRENTLY BEING REFURBISHED**
- **POTENTIAL FOR LARGE YARD/PARKING AREA**
- **SUITABLE FOR VARIOUS USES**

LOCATION

The premises are located on the new Hallworthy Business Park just off the A395 some 6 miles North East of Camelford, some 8 miles North West of the A30 at Kennards House, and some 11 miles West of Launceston. Hallworthy is the location of a major local agricultural market and benefits from excellent road links to the surrounding area.

DESCRIPTION

The premises comprise a detached industrial unit of steel portal framed construction with profile sheet roof and walls. The unit is undergoing refurbishment to include a new insulated roof and new loading door. Externally there is a large area which can be used for external storage and parking, with the precise boundaries open to discussion. The new business park site is undergoing significant investment and will be developed out in due course.

ACCOMMODATION (All sizes are approximate GIA)

Unit 2 - 226 sq.m. (2,432 sq.ft.)

Plus an external area of a size and finish to be agreed.

EPC

An EPC will be commissioned on completion of the refurbishment. Please ask for more information.

SERVICES

It is understood that the premises benefit from mains electricity with shared water. Drainage is via a private facility.

PLANNING

It is understood that the premises have consent for Light Industrial and Storage uses within Use Classes E & B8. Interested parties are advised to contact Cornwall Council on 0300 1234 151

RENT

The premises are available by way of a new lease on effective FRI terms at a rent from £17,400 per annum (£1,450 per month) depending on how much yard space is wanted.

SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the business park based on a fair proportion of any costs incurred.

RATES

Rateable Value – To be assessed

Cornwall Council Business Rates - 0300 1234 171

Local Authority Reference – To be confirmed

VAT

The rent will be subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

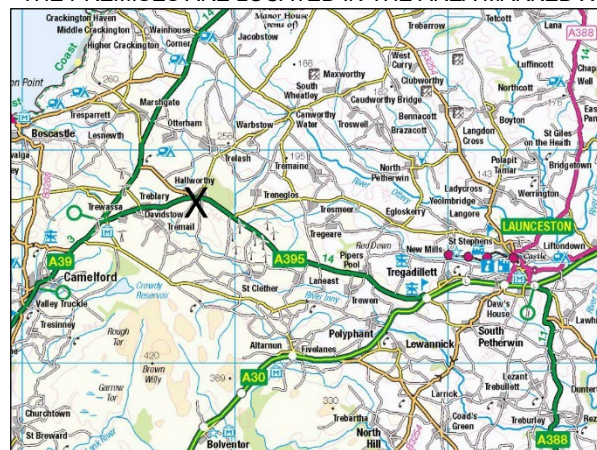
Strictly through the sole agents – **01822 611311**

Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

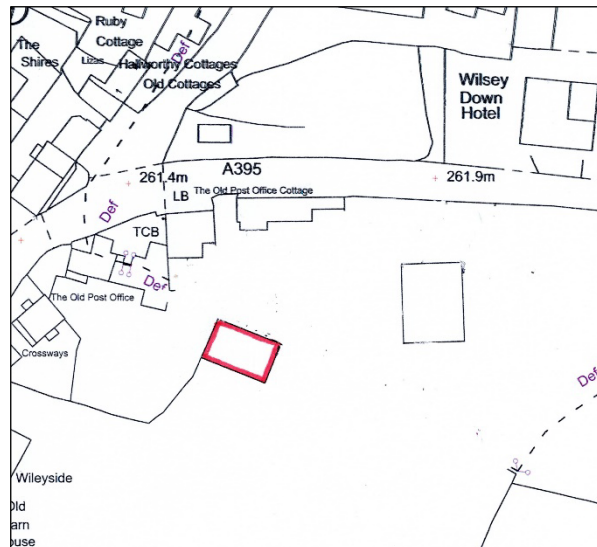
LOCATION PLANS

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



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