



St. Ive Road,
Liskeard,
PL14 5RE
£1,200,000



Trowbridge's
ESTATE & LETTINGS





BUILDING 1

Steel-framed construction consisting mainly of egg sorting production line machines. Fluorescent lighting, air conditioning units, floor channel drainage system, two large roller shutter doors, scissor lifts inside the building for loading of goods onto vehicles. There are canopy areas between buildings 1 and 2, offering cover and passage facilities

BUILDING 2

Yard and compound, is a steel portal frame building with pitch roof and block-work, concrete floor offering various rooms comprising of toilet facilities, canteen, staff room, loading bay, offering hot water tank cylinders, electric apparatus for lorries in the parking area. Block built store with two large roller doors offering access, the enclosed yard offers lorry park, two wash bays, with drainage and multiple power hooks, a mixture of tarmac and concrete surfaces

BUILDING 3

Building 3 consists of three industrial units A, B and C. all containing 3x3 meter roller shutter doors, entrance porches, pedestrian doors constructed of a steel frame with pitch roof and offering natural light, separate toilets, block walls. The accommodation is flexible as they have stud work walls

BUILDING 4



Accommodation block for offices, block-work construction under a metal profile clad pitch roof, there are a number of offices, main office, toilet facilities, board room, strip lighting, carpeted floors, gas fired heating, double glazed windows

AREA 5 IS A SURFACE CAR PARK AREA 5
Area 5 is a surface car park for approximately 28 cars

Area 6 is an open storage compound currently laid to gravel, which extends to approximately one-third of an acre and could potentially be developed into a plot for another industrial unit



Photovoltaic solar panels are present on the roofs of each building and collectively form a 98 KW system benefits with the remainder of the feed-in tariff as well as providing lower running costs, back-up Rolls Royce generator, fibre network feeding the office and external buildings

The property is located on the south-east edge of Pensilva and provides access to the St. Ive road which feeds the A390, connecting to the A388 in turn leading to the A30 to the south and A38 to the north. Pensilva is approx. 15-mile north-west of Plymouth



The total industrial units trolley store, chill store, office block and stores A, B and C extend to 19,761 square feet or 1,836 square meters. This is a very unique opportunity to purchase an extensive industrial site

THE TENURE IS FREEHOLD INTEREST THE AGENT CAN BE APPROACHED TO PROVIDE FURTHER INFORMATION REQUIRED

VIEWINGS ARE HIGHLY RECOMMENDED AND WILL BE CONDUCTED THROUGH TROWBRIDGE'S ESTATE AND LETTINGS





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