

1 & 10 Bedford Units

To Let

Drakewalls, Gunnislake, Cornwall PL18 9EH

REF S/512



PHOTO TAKEN OCTOBER 2026

Workshop/Warehouse/Office Premises

- 330.91 SQ.M. (3540 SQ. FT.) Workshop/Warehouse
- 53.76 SQ.M. (576 SQ.FT.) Separate Office
- Extensive Surfaced Outside Space
- Suitable For Manufacture/Storage/Distribution/Display

£20,000 Per Annum



LOCATION

The premises are located fronting Sandhill on the A390 at Drakewalls, adjacent to the Asda Express and Filling Station and just a minute's walk from Gunnislake Railway Station, providing a direct connection through the Tamar Valley to Plymouth

DESCRIPTION

The premises comprise a large single storey attached open plan workshop/warehouse unit, with roller door access and of predominantly block construction under a corrugated roof, together with a separate self-contained office/admin space in an adjacent single storey unit of block construction under a sheet metal roof. Both Units front on to an extensive tarmacked area suitable for parking and/or display

ACCOMMODATION (Approximate)

Workshop/Warehouse 330.91 sq.m. (3540 sq. ft) approximate GIA
Office/Admin 53.76 sq.m. (576 sq. ft.) approximate NIA

EPC

Energy Performance Certificate

Workshop/Warehouse Band D - Rating 76

Office Band E – Rating 116

SERVICES

It is understood that both Units benefit from mains electricity and water. Toilet facilities are available on site.

PLANNING

It is understood that the premises have consent for use as a workshop/warehouse within Planning Use Classes E & B8 (Large Unit) and office within Planning Use Class E (Smaller Unit). Interested parties are advised to contact Cornwall County Council on 0300 1234 151.

RENT

The premises are offered by way of a new effective FRI Lease on terms to be agreed at an asking rent of £ 20,000 per annum (£1666.66 per month)

RATES

Rateable Values:

Workshop/Warehouse £4,000

Cornwall County Council Business Rates – 0300 1234 171

Local Authority Reference 21346950521118

Office/Admin/external space £ 11,500

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Local Authority Reference 21346950521101

VAT

The rent will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

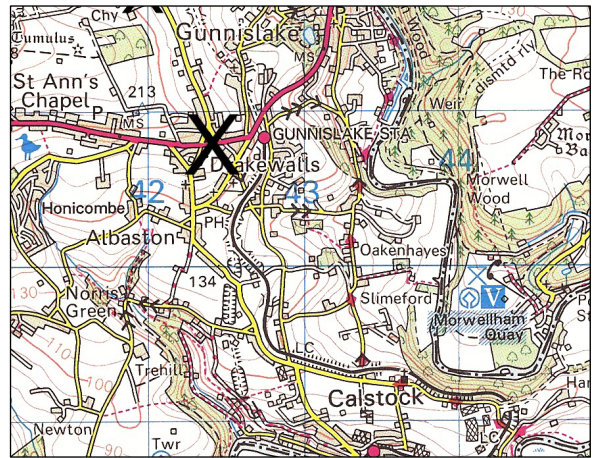
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

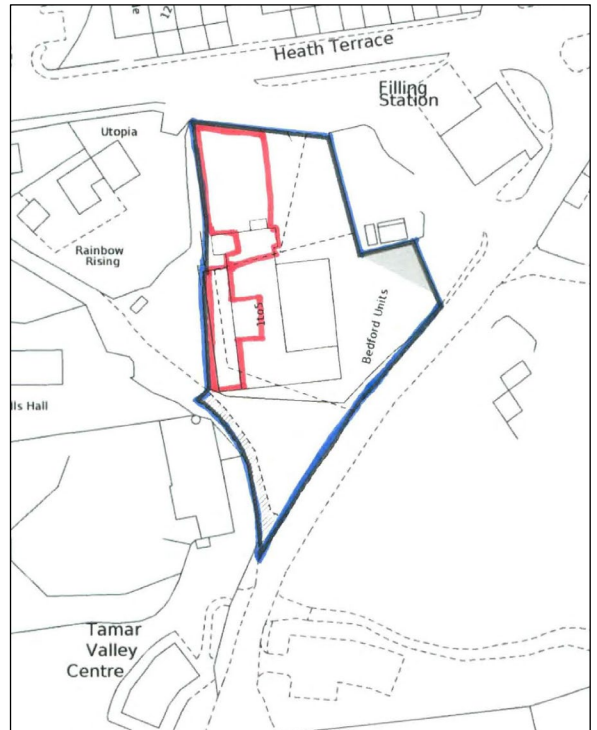
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW LOOKING OVER CAR PARKING AREA



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