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Trebyan Forge Offices

Lanhydrock, Bodmin, Cornwall



Trebyan Forge Offices

Lanhydrock, Bodmin, Cornwall, PL30 5AE

Guide Rent: £9,600 per annum (plus VAT) (for the whole)

Converted farm buildings providing characterful office space

Located in an attractive rural position, yet close to the main A30/A38 on the prestigious Lanhydrock Estate

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Two year term available immediately

Parking for up to six vehicles





Description

The property is accessed from an adjoining parish road, leading to a large tarmac car park providing parking for up to six vehicles.

The property comprises a converted range of stone with slate roof buildings, providing characterful and modern office /storage space.

Heating is via a recently installed LPG gas central heating system.

Situation

The property is situated in a very pleasant rural location within the heart of the prestigious Lanhydrock Estate. The thriving town of Bodmin is a short distance, providing an administrative centre and a mainline railway station. The main A30 and A38 arterial routes throughout Cornwall are a short drive away.



Accommodation (GIA) Approx.

The accommodation comprises the following:-

OFFICE/STORE with kitchenette and side door off (4.69m max x 4.81m max)

DISABLED WC with WC, sink and radiator (2.02m x 2.09m)

OFFICE with side door off and radiator (5m x 3.67m)

OFFICE with side door off (3.70m x 2.41m)

OFFICE with radiator (4.80m x 2.78m)

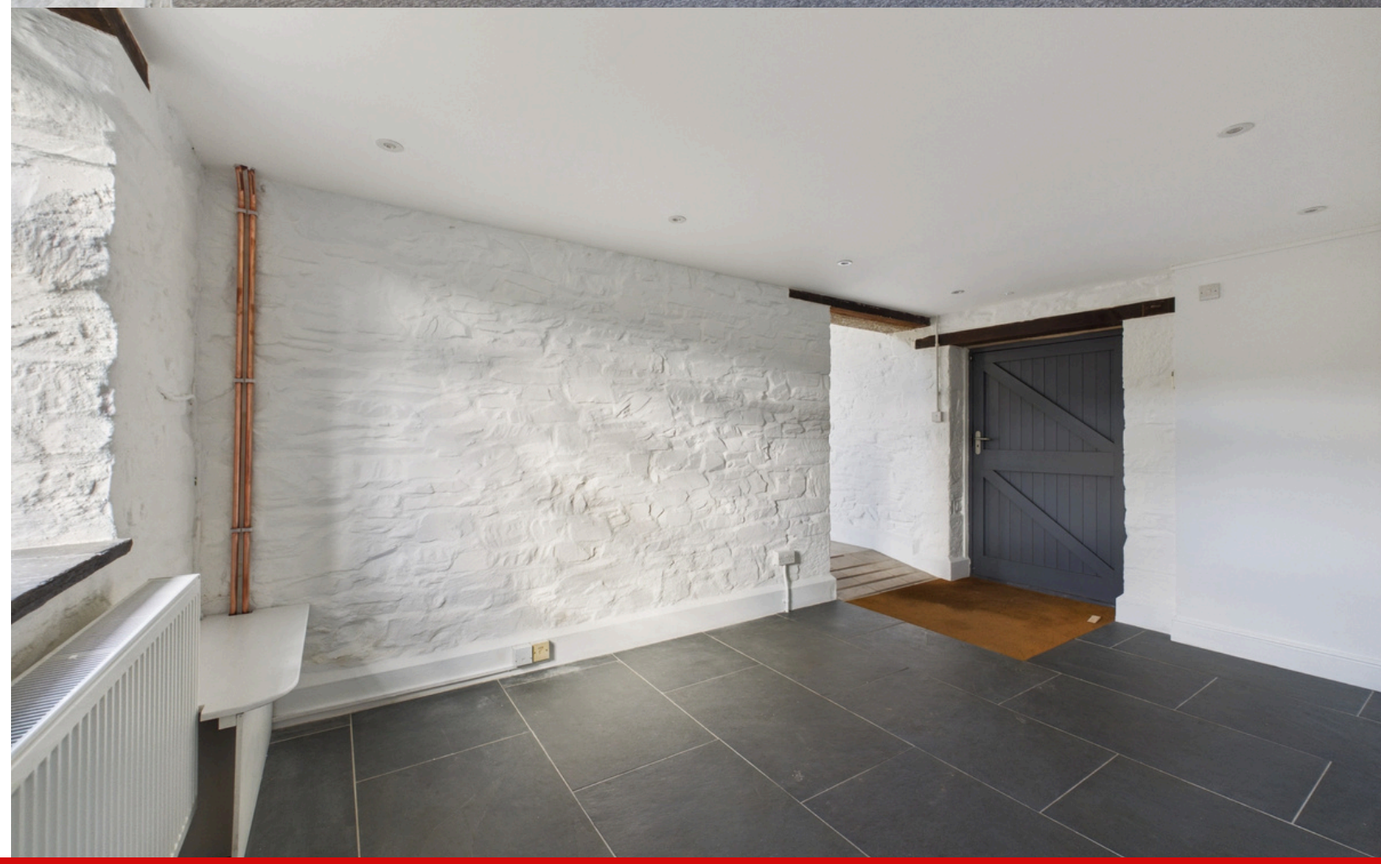
OFFICE/STORE with electric underfloor heating, side door off and tiled floor (3.08m x 4.80m)

OFFICE/STORE with electric underfloor heating, tiled floor and woodburning stove (6.10m x 4.75m)

WC with WC, sink and radiator (1.04m x 2.20m)

KITCHEN with kitchen units, sink unit and radiator (2.01m x 2.77m).





Floor Plan

See The Layout





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Approximate total area(1)

115.3 m²

1242 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Additional Information

SERVICES:

The property is connected to metered mains electricity, private drainage and metered mains water, with British Telecom telephone and Superfast Broadband connected. Heating is via a recently installed LPG gas central heating system.

The water costs will be recharged quarterly according to usage, the Tenant shall be liable for 25% of the cost of emptying the shared septic tank and 75% contribution towards the annual Buildings Insurance.

VIEWINGS:

Please contact Kivells Liskeard Office on 01579 345543 or email mark.bunt@kivells.com to view the property and check availability before incurring travel and time costs.

DIRECTIONS:

What3words: /// Flamed.Swims.Straying

EE RATING: C

LEASE TERMS

Two year term available immediately.

The units are available by way of a lease (excluded from the Security of Tenure provisions of the Landlord & Tenant Act 1954). The Lessor will insure the buildings and the Lessee will reimburse the Lessor for the full cost of the insurance in advance. The rent will be payable monthly in advance. The Lessee will be liable for keeping the interior of the property in reasonable repair and decoration.

The Lessee will be responsible for the Lessor's reasonable professional fees in respect of drawing up the Lease, up to a maximum of £1,000 plus VAT.

RATEABLE VALUE

The Rateable Value as outlined on the VOA website for the property at April 2026 is £6,200 (Small Business Relief may be available).

DISCLAIMER:

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