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PROPERTY CONSULTANTS

TO LET

Unit 2 Hallworthy Business Park

Hallworthy, Camelford PL32 9SH

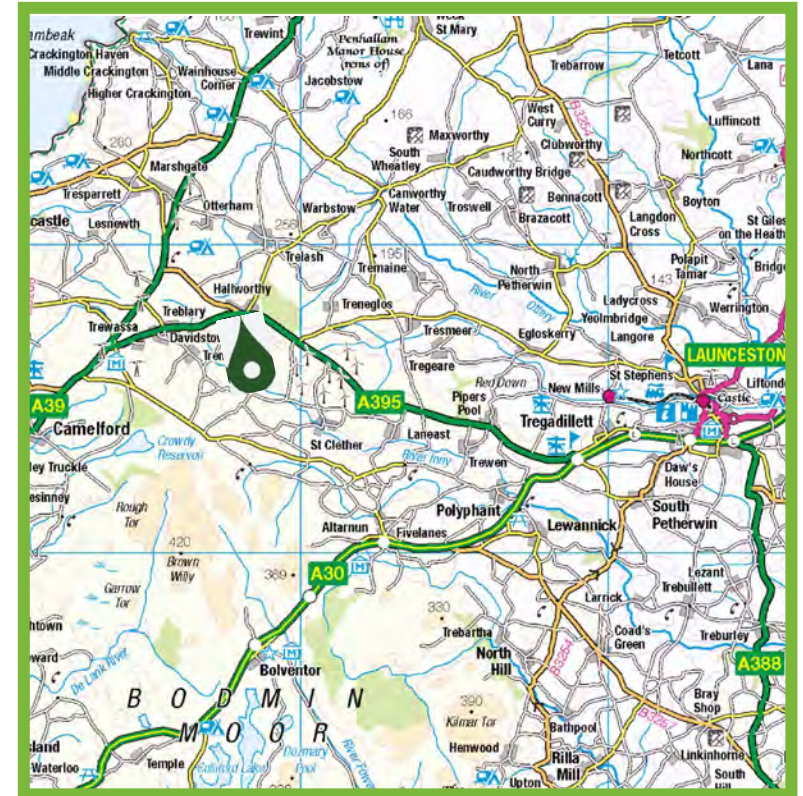
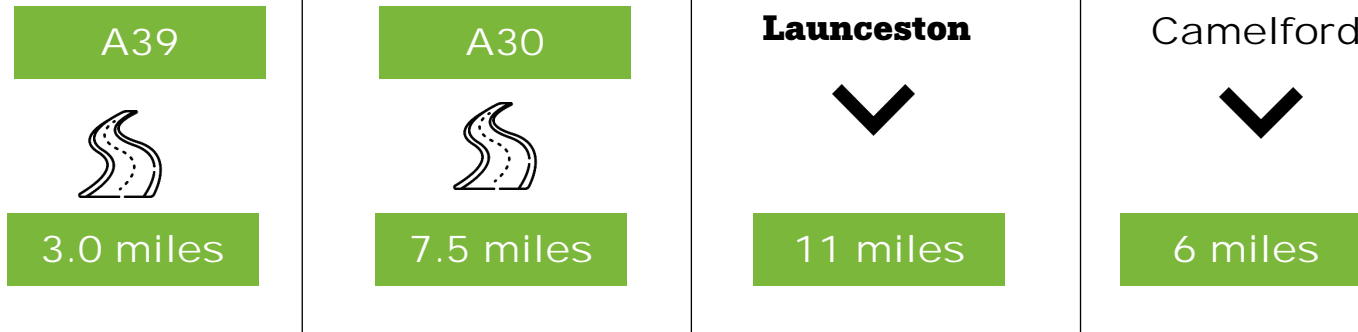
Industrial warehouse – 2,328 sq ft (216.3 sq m) approx

Location

Hallworthy is located on the A395 between Launceston and Camelford in North Cornwall. There is convenient access via the A395 to the A30 dual carriageway at Kennard's house 7.5 miles distant and to the A39 Atlantic Highway 3.0 miles distant. The A30 provides dual carriageway access West through Cornwall and East to the M5 at Exeter.

Hallworthy is noted for well established livestock market and supporting businesses.

The Property forms part of the developing Hallworthy Business Park which is situated in a visible position adjacent to the A395 in the village. The wider business park is subject to ongoing and significant investment and will be further developed over time.



Accommodation

Description

The property comprises a detached industrial unit which has been extensively refurbished. It has steel portal frame construction with profiled sheet roof and wall cladding.

Refurbishment of the unit includes the installation of a new insulated roof, metal sheet panels to the elevations and a new electrically operated roller shutter loading door. Internally there is a new staff w/c and kitchenette.

Externally there is a concrete forecourt and a gated bunded compound to the side. Further outside space is available with exact boundaries subject to negotiation.

Services

We are advised that mains water and electricity services will be connected to the premises. Drainage is via a private facility (running charge to be negotiated). We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Warehouse	2,328	216.3
TOTAL	2,328	216.3

Industrial & Logistics



Eaves height
3.9m (12' 8")

WC facilities



On-site parking



Power



Surface level
Doors



Planning | Rates | EPC | Terms

Planning

It is understood that the property has planning consent for light industrial within Use Class E parts a. (retail), c. (financial and professional services) and g. (offices and light industrial) together with storage within Use Class B8 (storage and distribution). Copies of planning documentation can be made available on request. However any occupier should make their own enquiries to the Planning Department of Cornwall Council. Tel: 0300 1234151

Business Rates

The rateable value is to be assessed. Interested parties should make their own enquiries to Cornwall Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Energy Performance Certificate

We are advised an EPC is not required at the current time. Alterations or a change in specification may trigger the requirement for an EPC..

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let at £17,400 per annum plus VAT (we understand the property has been elected for VAT). Incentives may be available to qualifying tenants depending upon terms agreed.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: IS/CD/102415 Date: April 2026
Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
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MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

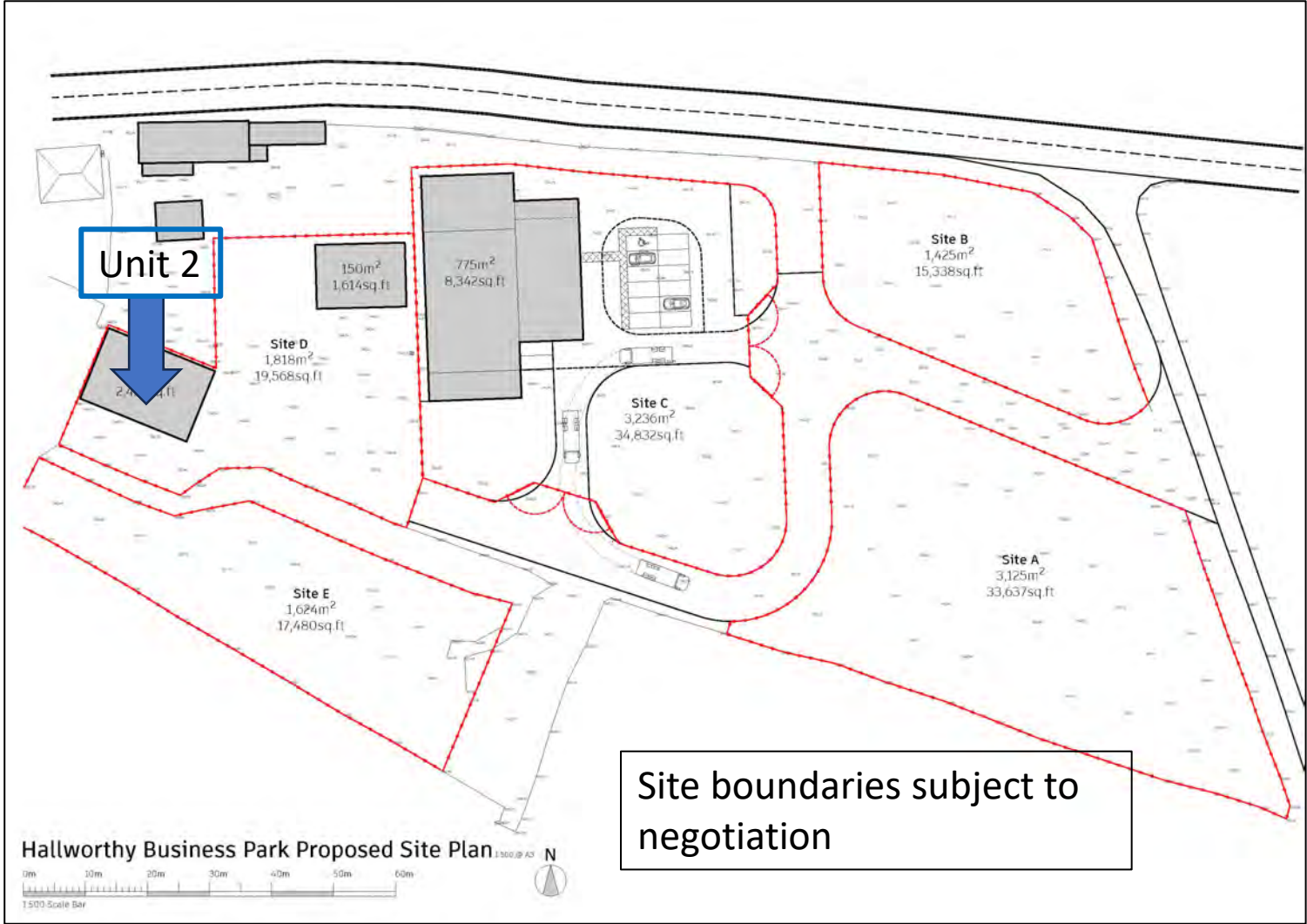
As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



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