



FOR IDENTIFICATION PURPOSES ONLY

**Former Dingles Warehouse  
Milford Farm  
Lifton  
PL16 0AT**

**Warehouse with extensive yard area.  
30,071 sq ft on aprox 2 Acres  
(2,794 SqM on aprox 0.8 Ha)**

- Located a short distance from A30.
- Clear span space.
- Yard areas extending to over 2 acres.

## LOCATION

Located 1.3 miles from the A30 at Lifton with a drive time to the junction of 3 minutes. The A30 offers a direct link into Cornwall, and the M5 . Launceston is only a 11-minute drive time and Okehampton is 17 minutes.

## DESCRIPTION

The unit previously occupied by Dingles Fun Park comprises a portal frame warehouse offering clear span space. The unit benefits from an eaves height of 5.4m, ground level electric loading doors.

A large covered lean-to has been constructed outside the righthand side of the building.

In addition, the building benefits from extensive yard areas currently laid to hardcore. A concrete apron can be constructed if required.

The amount of yard allocated to the building is subject to negotiation and may influence the rent.

## EPC

The EPC Rating is C and the full certificate can be provided on request.

## ACCOMMODATION

|                   | Sq M  | Sq Ft  |
|-------------------|-------|--------|
| Warehouse RH Side | 2,324 | 25,011 |
| Lean-to           | 470   | 5,059  |
| Total             | 2,794 | 30,071 |

## QUOTING RENT

The property is available to rent from circa £4 per sqft exclusive.

## LEASE TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed. Rent is subject to terms of occupation. Please apply to the agents for more information

## PLANNING

Planning has now been obtained to enable a wide range of employment uses under Classes E (g)(i), B2 and B8. West Devon Borough Council Planning reference 4097/24/FUL. Any occupier should make their own enquiries to the Planning Department of West Devon Borough Council. Tel: 01884 813600 regarding their intended use.

## BUSINESS RATES

Interested parties should make their own enquiries to West Devon Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## SERVICES

We are advised that the units benefit from electric, water and waste connections. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the availability, state and condition of such items.

## LEGAL COSTS

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

## VAT

Please note VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## VIEWINGS

To be arranged with the agents.

**SUBJECT TO CONTRACT**

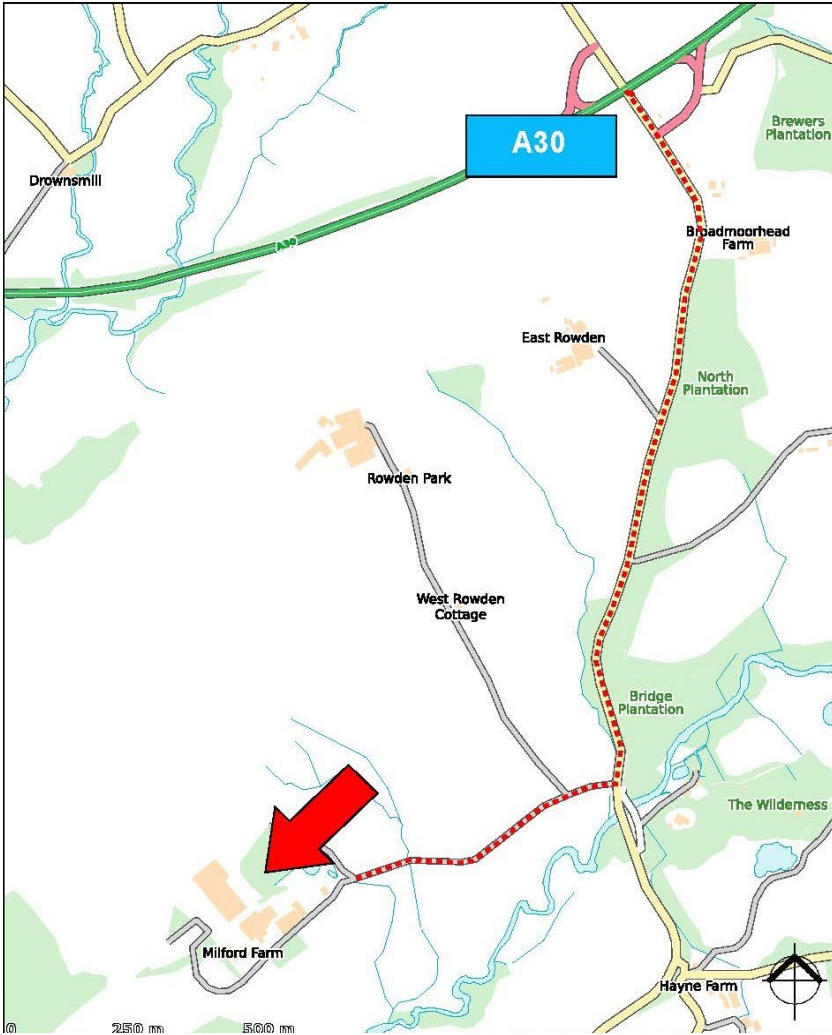


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## AML

Please note a successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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Carter Jonas