



HOLWOOD BUSINESS UNITS

MARCH, 2025



HIGH SPECIFICATION BARN CONVERSION

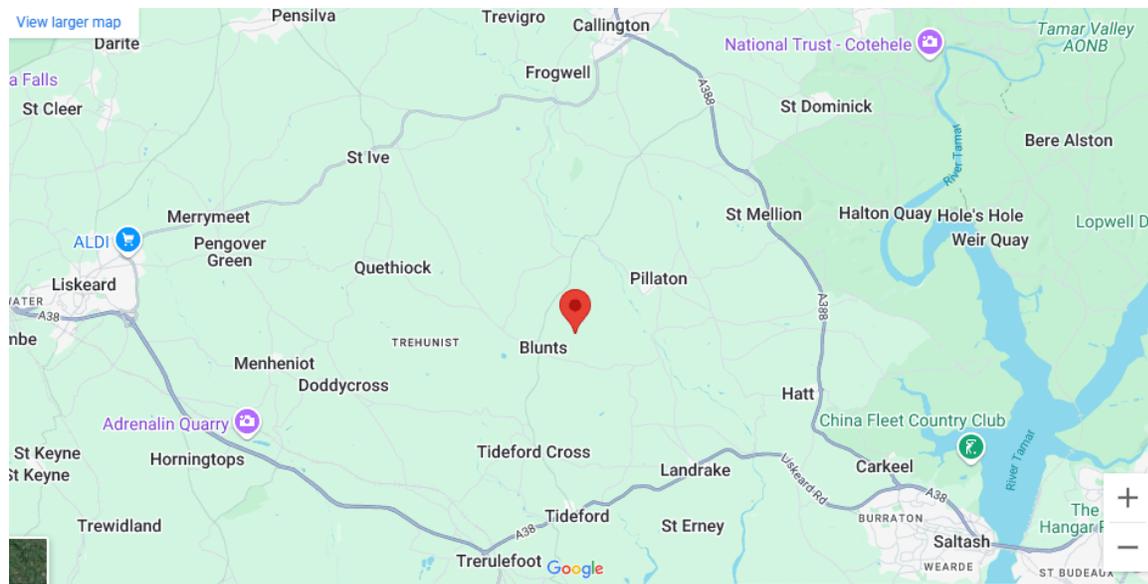
Holwood Farm comprises single storey farm buildings that have been converted into exceptionally high standard business units. The buildings are of traditional solid stone construction under new insulated slate roof coverings. Hardwood double glazed window and door openings throughout. While character features have been retained, the units have been finished to provide very warm and comfortable accommodation. Each unit has its own individual electric heating system. Cloakroom and toilet facilities are fitted in most of the units and there is a communal kitchen area. There is ample free parking, adjoining the units.



- Watch our launch video [IMG_9397.MOV](#)

Location of Holwood business units

by **Jude Parker**



Located within easy reach of Liskeard, Saltash and Callington

Although an attractive rural setting, the units are conveniently placed for easy access to the main A38 roadway to Plymouth.





OUTSIDE

Each unit will be allocated one car space in the parking area immediately adjoining the buildings. There are further parking areas available for employee/visitor vehicles , also adjoining the building.

Communal Kitchen

Disabled toilet

SERVICES



Mains water and electricity connected to each unit. BT points installed to each unit. Dado trunking rails fitted for easy access to service cables and socket outlets.

Private drainage system

Electrical heating system to each unit.

Superfast Broadband available if required

LEASE

The units are available on either a short term or long term basis , but assured for the first six months, after which tenants pay monthly at the start of the month. On leaving, tenants will have to give at least one full month's notice.

The tenants will be liable for fair wear and tear, business rates and electricity.

The Landlord is responsible for

Drainage

Water

Maintenance and cleaning of communal kitchen, toilet and parking area.





ACCOMODATION

UNIT 1- 21'6"x16'3" plus recess- 10'9"x10'3"- overall floor area approximately **459 sq.ft**

Windows to three sides has its own washroom

LET

UNIT 2- 20'9X13'3"- overall floor area approximately

275 sq.ft

double doors to front. Windows to two sides has its own washroom

AVAILABLE

UNIT 3-22'6"X13'3"-overall floor area approximately

298 sq.ft

double doors to front. Windows to two sides

AVAILABLE

UNIT 4-22.6"X12'10" -overall floor area approximately

287 sq.ft

double doors to front. Windows to two sides Double sink.

AVAILABLE

UNIT 5-17'6"X12'10"-overall floor area approximately

224 sq.ft

Door to front and door to unit 4 if required

AVAILABLE

UNIT 6-15'0"X8'9"-overall floor area approximately

131 sq.ft

Large double access doors

LET

UNIT 7-25'9"X15'0- overall floor area approximately

386 sq.ft



Windows two sides

LET

UNIT 8-23'9"X15'-overall floor area approximately

352 sq.ft

Windows two sides . Has its own washroom

LET

PLEASE NOTE: Internal access between Units 2,3,4 and 5 allows for two or more units to be combined for those seeking more office space.

For any further information, please contact

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PLEASE FILL OUT BASIC CONTACT FORM, BEFORE VIEWING

<https://docs.google.com/forms/d/e/1FAIpQLSctxpfr38PrIglIhr2MnE9Sb9Bp7s7LQaAUrPuxYVVUQMUftQ/viewform?usp=header>



