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The Workshed
Liskeard Cattle Market



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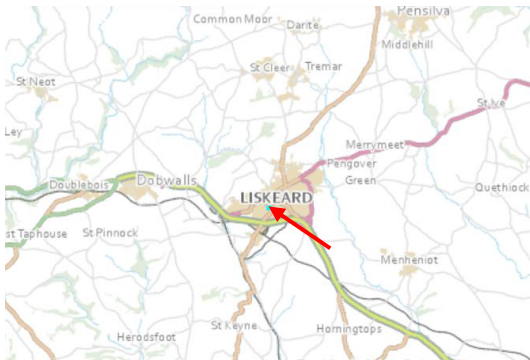
EUROPEAN UNION
European Regional Development Fund



HM Government

TO LET

The Workshed at Liskeard Cattle Market, Fairpark Road, Liskeard, PL14 4BA



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- New office and studio units within creative hub
- Central Liskeard town centre location
- Next to Cattle Market pay & display car park with allocated car parking
- Manned reception
- Fibre Broadband connection to each suite

Contact Us:

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Location:

Liskeard is an ancient market town conveniently located in the heart of South-East Cornwall. The former Cattle Market occupies a prominent site in the town centre with access from Dean Street/Fairpark Road and Market Approach.

From a wider perspective, the main London to Penzance railway line and the A38 provide Liskeard with direct access to Plymouth, which lies approx. 20 miles to the East and the motorway network at Exeter, as well as the reason of Cornwall to the west.

Description:

The Workshed is a new development in the centre of Liskeard, providing high quality, modern office and studio space across two floors, as well as co-working desks. The space is primarily aimed at businesses and individuals within the creative and digital sectors, offering newly built, high-quality workspaces. The ground floor studio units are furnished with chipboard wall finishes and screed floor, with first floor office suites fitted out with bonded wood vinyl flooring and plaster boarded walls.

There is a communal kitchen on the ground floor with additional tea-making facilities on the first floor and WC and shower facilities. There is lift access to the first floor. Adjacent to the building is a card park providing 38 spaces, including 3 EV charging points and secure cycle storage for tenants. Occupiers will also benefit from a manned reception desk serving the co-working space.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (6th Edition) and shown in the table included in these particulars.

Maintenance Rent:

A Maintenance Rent will be levied to facilitate the running and upkeep of the building. Please see the table below.

Business Rates:

Many occupiers will benefit from up to 100% small rates relief. Interested parties should make their own enquiries to the Local Authority.

EPC / MEES:

A (3).

Terms:

New leases are available directly from the Landlord for a term of 6 years with a mutual rolling break option after 12 months and a 3 year rent review. For rents please see the table below.

Professional Fees:

The ingoing tenant will be responsible for their own legal fees in relation to any transaction and is required to contribute £350 towards the Landlord's professional fees.

VAT:

All figures quoted are exclusive of VAT which is applicable.

Code for Leasing Business Premises:

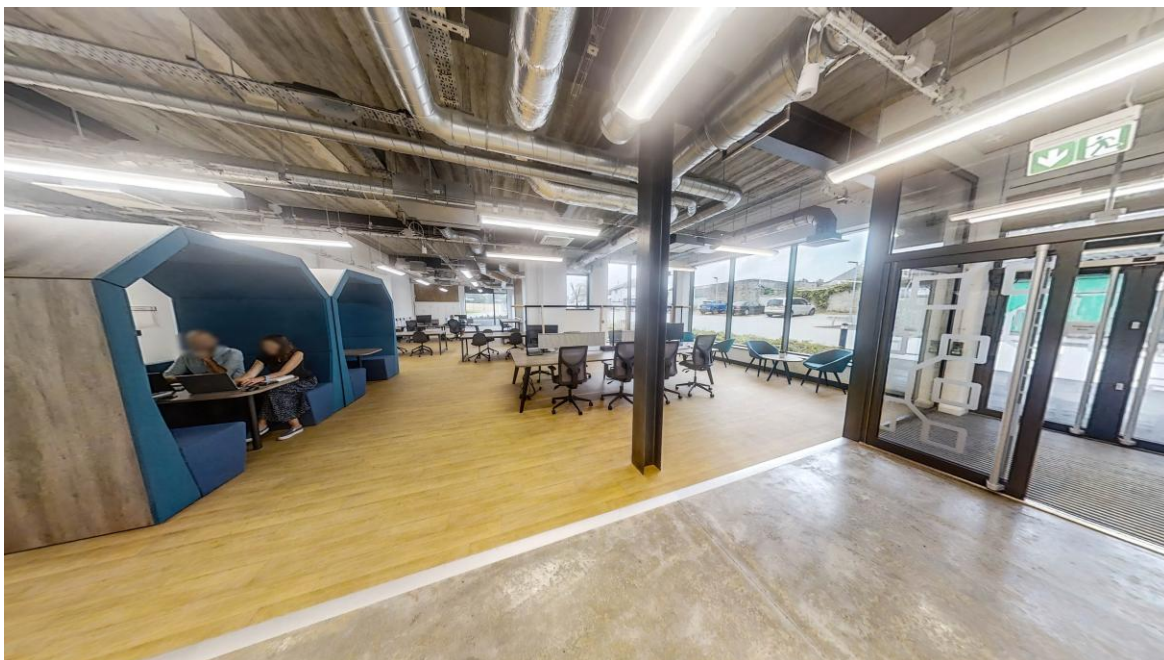
Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code of Leasing Business Premises (1st Edition).

Anti-Money Laundering:

To comply with our legal responsibilities for anti-money laundering, it will be necessary for the successful bidder to provide information to complete these checks before the deal is completed. The information required will include but not be limited to corporate structure and ownership details, identification and verification of ultimate beneficial owners and satisfactory proof of the source of funds.

Further Information and Viewings:

For further information and viewings please see contact details on front page.

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Vacant Units:

Unit Number	Size sq m / sq ft	Allocated Parking Spaces	Rent (pa excl VAT)	Maintenance Rent (pa excl VAT)
Unit 1	41 sq m 441 sq ft	1	£5,000	£2,500
Unit 5	32 sq m 344 sq ft	1	£4,000	£2,000
Unit 8	69 sq m 743 sq ft	2	£8,000	£4,000
Unit 14	31 sq m 334 sq ft	1	£4,000	£2,000
Unit 16	67 sq m 721 sq ft	2	£7,750	£3,875

Disclaimer

Cornwall Council gives notice that the information provided by itself or by an appointed joint agent/s is provided on the following conditions: The particulars are set out to provide interested parties with a general overview of the property only and do not constitute an offer or contract, or part of an offer or contract. The accuracy of the particulars is not guaranteed and any error or misdescription shall not annul the letting or be grounds which compensation may be claimed. No responsibility is taken for expenses incurred should the property be let to another tenant or not let at all. All descriptions, approximate dimensions and references to the property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. Descriptions, photographs and plans are provided for illustrative purposes and may not represent the current condition of the property. All interested party should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. No person in Cornwall council or its agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property/s in these particulars. Availability and terms may change without notice.