

UNIT E, QUESTMAP BUSINESS PARK, LONG ROCK IND EST, PENZANCE, TR20 8HX



- INDUSTRIAL UNIT TO LET
- GROSS INTERNAL - 5,012 SQ FT (465.7 SQ M)
- WELL ESTABLISHED INDUSTRIAL ESTATE
- GOOD ACCESS TO A30 TRUNK ROAD
- NEW LEASE OFFERED
- IMMEDIATELY AVAILABLE
- EPC RATING E

**£42,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Penzance is the principal town in West Cornwall with a population of over 20,000 and a strong tourist trade throughout the year. It benefits from a direct rail link to Exeter and London and provides a thriving and well established port providing access to the Isles of Scilly. Long Rock Industrial Estate can be found on the outskirts of town, with excellent access to the A30 trunk road and the A394. It provides quick and easy access to Camborne, Redruth, Truro and Exeter further east.

PREMISES

The unit is of steel portal frame construction and offers 2 roller shutter doors. Local occupiers include Screwfix, Howdens, Travis Perkins as well as a large number of other national occupiers as well as local trade counters and light industrial occupiers.

It is currently fitted out to accommodate a gym with a mezzanine area and 3 x WCs. There is a minimum eaves height of approximately 4.5m.

SCHEDULE OF ACCOMMODATION

Gross Internal - 5,012 sq ft (465.7 sq m)

Mezzanine - 685 sq ft (36.9 sq m)

LEASE TERMS

The unit is available by way of a new proportionally Full Repairing and Insuring lease for a term by arrangement.

ESTATE CHARGE

There will be a contribution towards a service charge for the running and maintenance of the estate. Full details can be provided on request.

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171. The unit is currently rated to include the neighbouring unit and will need to be reassessed on completion of the lease.

BUILDINGS INSURANCE

The landlord insures the estate and a fair proportion of the cost is recovered from the Tenant. Details can be provided on request.

LEGAL COSTS

The incoming Tenant is to bear the landlord's reasonably incurred legal costs in connection with the transaction.

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E (111).

CONTACT INFORMATION

For further information or an appointment to view please contact:-

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Joint Agent Tim Smart on 01872 300 401



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VIEWING: Strictly by prior appointment through Miller Commercial.



ESTATES GAZETTE AWARDED

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