

UNITS 8C LONG ROCK INDUSTRIAL ESTATE, PENZANCE, TR20 8HX



- INDUSTRIAL UNIT TO LET
- WELL ESTABLISHED INDUSTRIAL ESTATE LOCATION
- GOOD ACCESS TO A30 TRUNK ROAD
- NEW INTERNAL REPAIRING INSURING LEASE
- 495 SQ FT
- EPC RATING - G (254)

**£5,500 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Long Rock Industrial Estate is situated on the approach to the busy market town of Penzance. The estate benefits from excellent access to the A30 trunk road which leads east through Cornwall and Devon to the M5 at Exeter.

DESCRIPTION

Local, regional and national businesses have tenant representation within the estate. The estate offers a variety of unit sizes between 400 - 3,000 Sq Ft accommodating a wide range of occupiers needs. The majority of units within the estate benefit from roller shutter doors, WC facilities and parking. The units within the estate benefit from new roofs as well as pvc windows and doors, having all recently undergone Landlord refurbishment works.

AREA

Unit 8C - 495 Sqft (46 Sqm)

RENT

£5,500 Per Annum Exclusive

LEASE TERMS

Each unit is available by way of a new internal repairing and insuring lease with the other terms to be agreed by way of negotiation.

MAINTENANCE RENT

There will be a maintenance rent equivalent to 12.5% of the annual rent for each unit.

LEGAL COSTS

The ingoing Tenant is to pay £250 plus VAT towards the legal cost of setting up the lease.

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

BUSINESS RATES

The rateable value for this unit is currently £3,900. For small businesses with one business premises this falls beneath the minimum threshold for paying business rates. However, please do not rely on this information and make your own enquiries with the local authority.

VALUE ADDED TAX

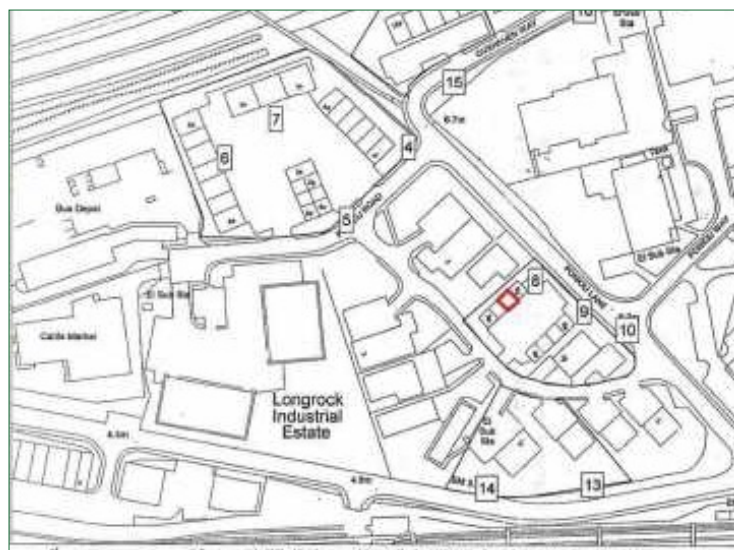
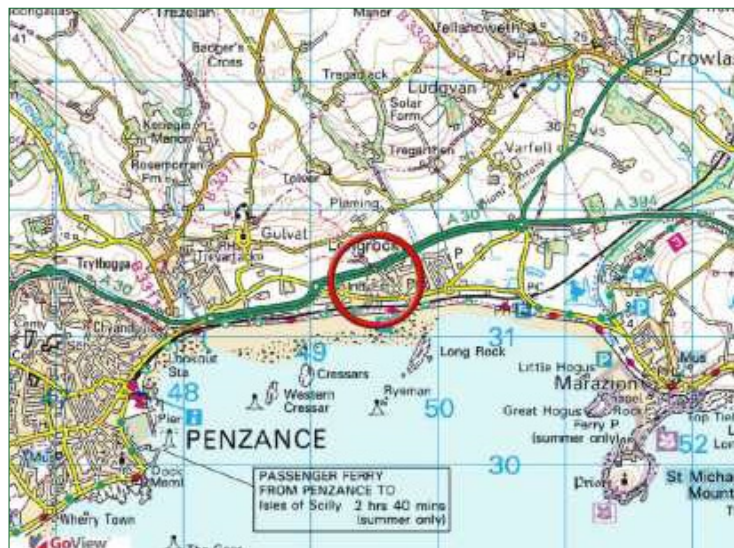
All the above prices/rentals are quoted exclusive of VAT, where applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate relating to this property is available via our website www.miller-commercial.co.uk. It currently has a 'G' rating. The landlord is undertaking measures to improve the energy performance of this unit and a new EPC will be commissioned once these works have been done and before any new letting can take place.

CONTACT

For further information or to arrange a viewing please contact:
Thomas Smith - 01872 247013 ts@miller-commercial.co.uk



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