



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

TO LET - Unit E Questmap Business Park, Longrock Industrial Estate, Penzance, TR20 8HX

- 5,012 sq. ft (465.66 sq. m) light industrial/trade counter/warehouse with office unit and 685 sq. ft (63.62 sq. m) mezzanine
- £42,000 per annum - new lease term with service charge
- Minimum eaves height of 4.5 metres
- Established retail/business park nearby national retailers, The Range, Howdens and City Plumbing
- Excellent access to A30 and A394
- 2 miles from Penzance Railway Station and 40 miles from Newquay Airport

Viewing by prior appointment with:
Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

The property is located on Questmap Business Park within the Long Rock Industrial Estate, Penzance. The Estate has excellent transport links to both the main A30 and A394 (less than 1 mile) and is one of the principle industrial estate locations in Cornwall offering a range of national, regional business occupiers, including The Range, Howdens and City Plumbing. The unit is 2 miles from Penzance Railway Station and 40 miles from Newquay Airport.

Penzance is the largest town in West Cornwall set in Mounts Bay dominated by the historic St Michael's Mount. Penzance is the main commercial centre for the West Penwith Peninsula with a comprehensive range of shopping facilities. In addition there are facilities to satisfy banking, school and leisure requirements. The town has the most westerly major harbour of the English Channel and from there ferry services operate to the Isles of Scilly which lie some 28 miles beyond Lands End.

Description

The unit is approximately 5,012 sq. ft (465.66 sq. m) with a stud work construction mezzanine area of 685 sq. ft (63.62 sq. m). The unit has a roller shutter door to the front, and includes 3 WCs (1 disabled). The minimum eaves height is 4.5 metres. The unit is currently fitted out to accommodate a gym and includes a temporary sprung floor. There is also a gas heating blower.

Accommodation	Sq. ft	Sq. m
Ground floor	5,012	465.66
Mezzanine	685	63.62

Tenure

LEASEHOLD - available on a new lease at £42,000 per annum excluding VAT, plus a service charge of £1,914.51 plus VAT.

Lease terms to be negotiated subject to covenant strength.

Service charge: £1,914.51

Building insurance: £1,244.23

EPC

The property has a current EPC rating of E-111.

Planning

Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk or 0300 1234 151.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant established the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the leaseholder aborts the transaction for any reason then they will be responsible for the landlords legal costs.

Services

We understand that mains electricity, gas, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquiries.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Rateable Value

The rateable value is being assessed. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397, e-mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk.



Truro Office: Compass House, Truro Business Park, Truro, Cornwall, TR4 9LD

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

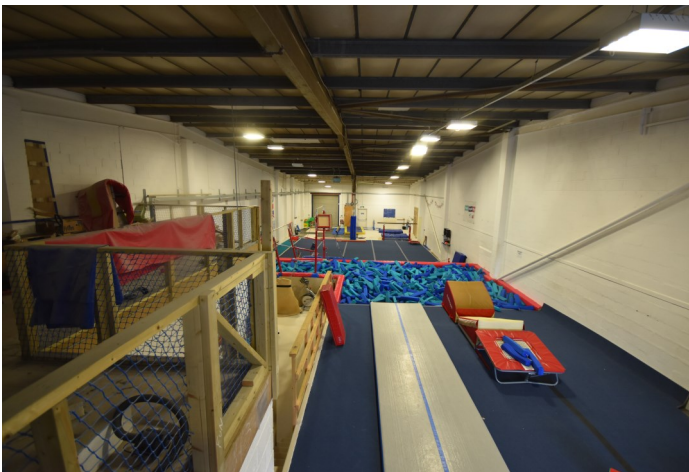
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- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract



Warehouse section



Reception area



Warehouse section



Office area



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SMART COMMERCIAL PROPERTY



Location map of Cornwall highlighting with red icon



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