



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

Unit 5 Stable Hobba Industrial Estate, Newlyn, TR20 8TL - INDUSTRIAL UNIT/WAREHOUSE

- TO LET £9,900 per annum plus VAT
- A 1,700 sq. ft (158 sq. m) vacant warehouse including office accommodation, kitchenette and WC
- Minimum eaves height of 22 feet (6.7m) - roller door height
- Located on a popular light industrial estate, occupied by seafood wholesalers/processors and vehicle repair/tyre services
- Parking spaces at the front and left side of unit
- Stable Hobba Industrial Estate is approximately half a mile from Newlyn, 3.2 miles from Penzance Railway Station and 43 miles from Newquay Airport

Viewing by prior appointment with:
Tim Smart

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Location

Newlyn lies on the shore of Mounts Bay and forms a small conurbation with the neighbouring town of Penzance. It lies along the B3315 road which connects it to Land's End.

Paul and Mousehole lie to the south. Stable Hobba Industrial Estate is occupied by many marine related businesses. The estate is a mixture of light industrial and warehouse units. It is located close to Newlyn town centre, in a residential/industrial area approximately 1.2 miles from Penzance. There is easy access to the A30 leading to London (307 miles), Plymouth (79 miles), and Bristol (192 miles). Closest airport links are Newquay St Mawgan (43 miles) and Exeter (118 miles).

Description

A 1,700 sq. ft (158 sq. m) GIA vacant industrial unit, including 270 sq. ft (25 sq. m) of office accommodation with kitchenette and WC. The main bay has a roller shutter door with a width of 10 ft (3 metres) and a height of 22 ft (6.7 metres) - minimum eaves height.

Externally there is parking to the front and left hand side of the unit. We understand construction is of stone and block work elevations with white render.

Internally, there is a concrete floor with drainage, 8 florescent strip lights under a flat roof and Whiterock walls. The unit has a section with a dropped ceiling height which can be used for storage.

Accommodation	Sq. ft	Sq. m
Industrial	1,430	133
Offices/kitchenette/ WC	270	25
Total	1,700	158

Tenure

Available on a new lease with a service charge of £1,363.59 per annum payable. Lease terms to be negotiated.

Any prospective tenant will be required to pay a rent deposit depending on covenant strength.

VAT

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

EPC

The property has a current EPC rating of E-117.

Legal Costs

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

Services

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

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 £9,600 p.a. as of April 2017. 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

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- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- 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 showing office space



Warehouse showing roller door



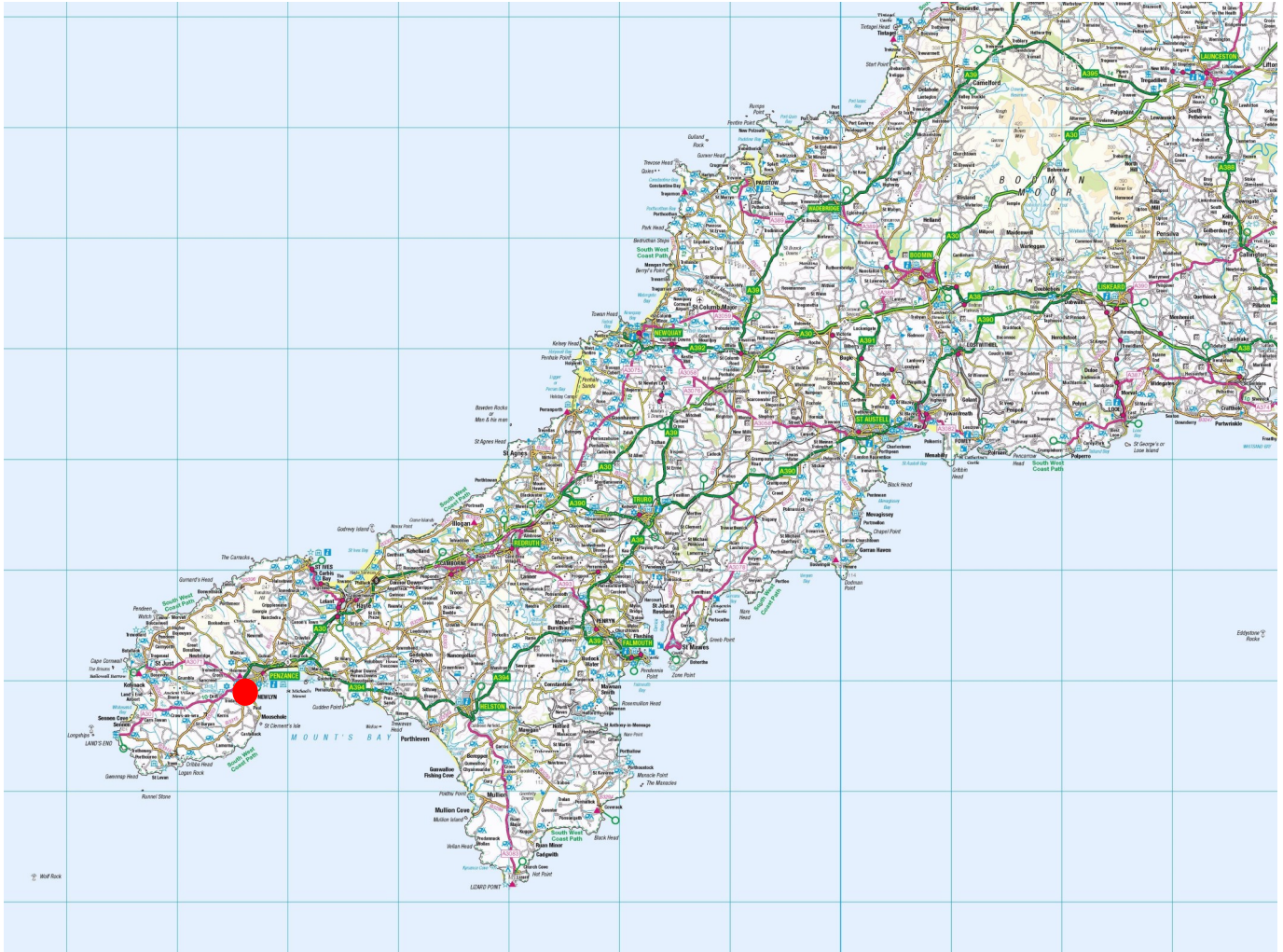
Warehouse storage section



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Location map highlighting Newlyn with red icon



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