



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

TO LET—£15,000 per annum plus VAT

**Unit 2, May Tree Court, Helston Business Park, Helston,
Cornwall TR13 0QD**

- Brand new industrial unit available for occupation immediately
- 149.9 sq.m (1614 sq.ft)
- Roller shutter access - Door Width 3.60m Door Height 3.00m
- Situated close to main road A394, 17 miles from Truro, 35 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 premises are situated off the A394 behind the Premier Inn and May Tree Public House. They are located on a spacious site with generous forecourts/parking. 17 miles from Truro, 35 miles from Newquay Airport.

Description

Brand new units of steel portal framed construction with roller shutter doors and windows above and translucent panels within the roof. The buildings include the main area with lean-to behind incorporating WC and kitchen area.

Approximate Depth 11.82m

Approximate Width 11.73m

Inner Eaves Height 5.20m

Door Width 3.60m

Door Height 3.00m

We have been provided these measurements and cannot be held responsible for their accuracy and recommend that interested parties take their own.

Tenure

New FRI lease. A 3 month rent deposit, first quarter rent payment in advance is required with written references. Rent Review at every third anniversary of the lease commencement date.

Planning

Use Class E.

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which maybe beneficial to particular tenants. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk or 0300 1234 151.

Energy Performance Certificate

The premises has an EPC rating of B.

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.

Service Charge

To be confirmed.

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 landlord's legal costs.

Services

We understand that mains 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 2012 (CAR 2012). 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 units are yet to be assessed. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable.

Cornwall Office:

Trenoweth, Troubridge Road,
Helston, Cornwall, TR13 8DQ

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

- 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



Photos



Side Elevation



Industrial Area



Industrial area rear



Kitchenette Facilities



Rear Elevation

Cornwall Office:

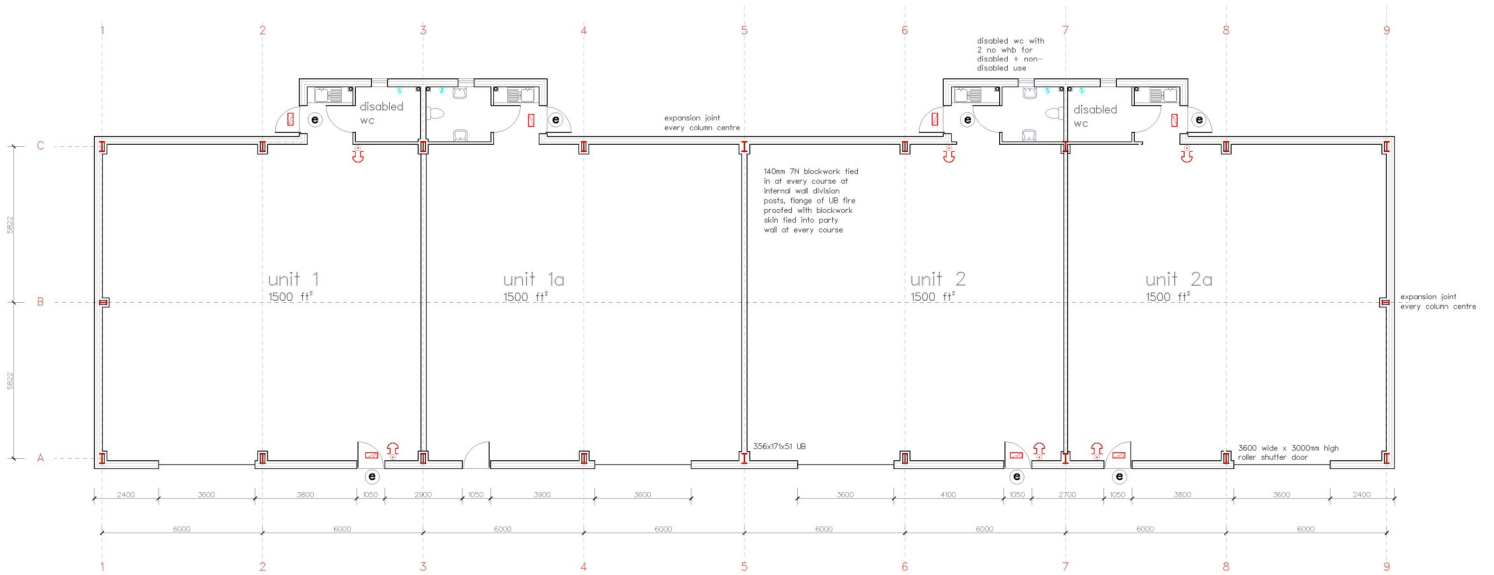
Trenoweth, Troubridge Road,
Helston, Cornwall, TR13 8DQ

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

- 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



Plan



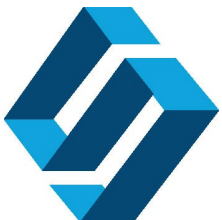
ground floor plan

Cornwall Office:

Trenoweth, Troubridge Road,
Helston, Cornwall, TR13 8DQ

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

- 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



SMART COMMERCIAL PROPERTY

Map of Cornwall and Devon



Red arrow marking Helston

Cornwall Office:

Trenoweth, Troubridge Road,
Helston, Cornwall, TR13 8DQ

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

- 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

