SMART COMMERCIAL PROPERTY

COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

TO LET - Unit 5, 6 and 7 Kea Downs Business Park, Penstraze, Truro, TR4 8HU

- Leasehold available at £45,000 per annum excluding VAT - 3-year lease minimum
- 5,843 sq. ft (543 sq. m) modern/high specification industrial/warehouse unit
- Office, kitchenette and WC facilities
- E Use Classes which includes B1 light industrial use
- Kea Downs Business Park is an excellent location serving mid and west Cornwall
- Nearby businesses include Acland Plant Hire, West Country Cars and Starbucks
- Approximately 6 miles from Truro, 5.5 miles from Redruth, 1 mile from the A30 and 21 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

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Location
The Kea Downs Business Park is located 1 mile from the Chiverton Roundabout on the main A30. The unit is approximately 6 miles from Truro, 5.5 miles from Redruth and 21 miles from Newquay Airport. Kea Downs Business Park is an excellent location serving mid and west Cornwall. Nearby businesses include Acland Plant Hire, West Country Cars and Starbucks.

Description
Units 5, 6 and 7 total 5,843 sq. ft (543 sq. m) and form a terrace of 3 industrial/warehouse units in a landscaped setting. The units are of steel framed construction with combinations of metal/timber cladding and facing blocks to the external elevations under a profile plastic coated metal clad roof. There is a glazed entrance door and an access loading door with a height of 4.5 metres (14.76 ft) and a width of 4 metres (13.12 ft). The units have an eaves height of 5.5m (18 ft). Internally, there are two offices and two WCs within Unit 7. Externally there is a shared access and forecourt area with dedicated car parking areas. The units can only be occupied between 7am and 7pm. However, there is scope for this to be changed.

Tenure
Leasehold available at £45,000 per annum on a Fully Repairing and Insuring Lease with a minimum of 3 years.

Service Charge
There will be a service charge of approximately £2,971.42 per annum from 2021 (34% of business park service charge budget), to include the building insurance, gutter clearance, sewage treatment plant service, drainage silt clearance and grounds maintenance.

EPC
The units have a current EPC rating of D-98.

Planning
Kea Downs Business Park has planning consent for uses in the B1 and B8 Use Classes (Office, Light Industrial and Storage and Distribution).

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.

VAT
All prices quoted are exclusive of VAT which is chargeable at the prevailing rate.

Legal Costs
The tenant will be responsible for the landlord's reasonable costs incurred in any transaction.

Services
We understand that mains electricity with 3 phase supply, water and telephones are connected to the units. Foul drainage is to a private system. 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 combined rateable value is £25,250p.a. for Units 5, 6 and 7 as of 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.

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

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Photos

Warehouse from First Floor Office

Roller Doors

Ground Floor Warehouse

First Floor Office

First Floor Office

Ground Floor Kitchenette

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Map of Cornwall

Red arrow locating Kea Downs Business Park

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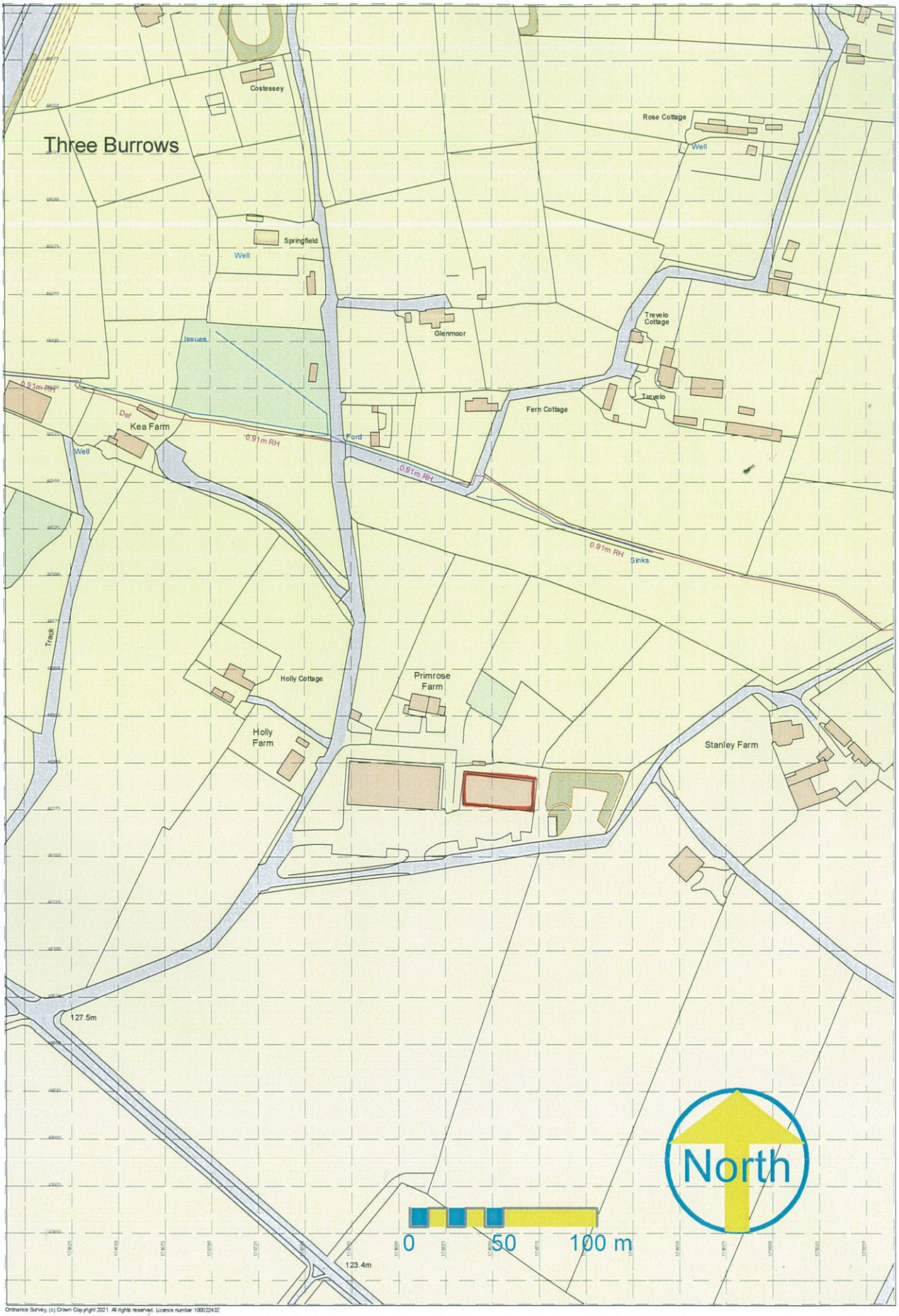

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