

**SBC**  
**PROPERTY**

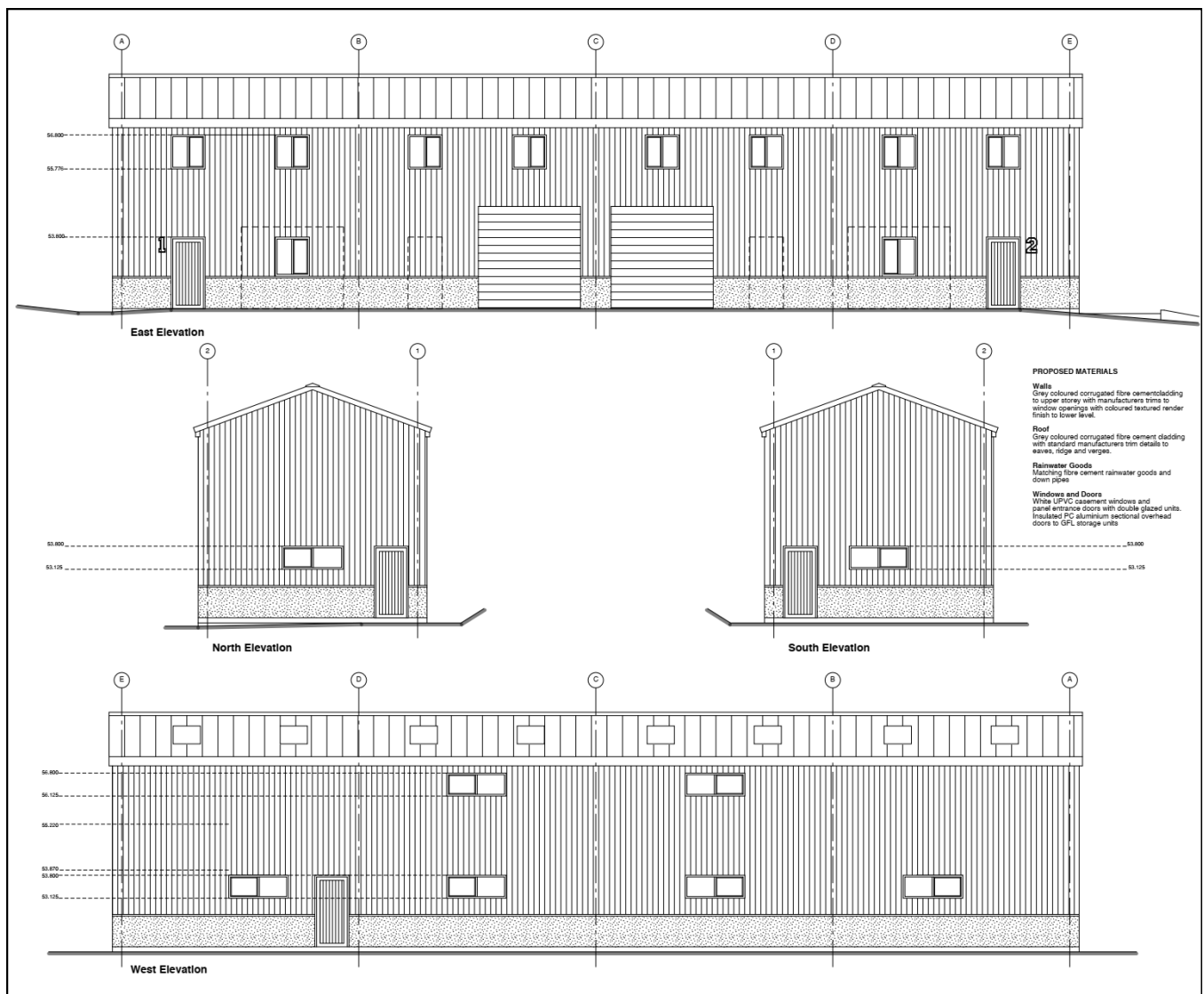
**01872 277397**

# BRAND NEW BUSINESS UNIT TO LET

ESTABLISHED TRADING ESTATE  
GROSS AREA - 86SQM (926 SQ FT)

NEW LEASE AVAILABLE

RENT — £8,500 PAX  
(UNDER CONSTRUCTION COMPLETION  
OCTOBER 2021)



**UNIT H2 TREGONY BUSINESS PARK  
TREGONY  
CORNWALL TR2 5TL**

RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT

## **LOCATION**

Tregony Business Park is located in the village of Tregony, lying south of the A390 linking the town of St Austell with the Cathedral city of Truro. Tregony forms a gateway into the area known as the Roseland peninsula, a popular area of the county renowned for its natural environment. The business park is located to the west of the village and comprises a block of existing units and Block H a new development of units towards the entrance of the estate.

## **DESCRIPTION**

Block H will, once complete (October 2021), offer two brand new employment units of steel portal frame construction externally clad with open plan configuration. Each unit will be self contained and benefit from independent pedestrian and roller shutter door access.

Internally the property will be open plan with toilets located to the rear. The building is designed for a mezzanine level to be included but will not be provided or installed by the landlords.

Located to the front is designated car parking.

## **ACCOMMODATION**

Unit H1	GIA 86 sq m	(926 sq ft) (subject to confirmation on site)
Gross width	13.92m	
Gross depth	6.18m	

## **TERMS**

The premises are available by way of a new lease the salient points of which are set out below:

Lease Term:	6 years outside of the landlord and tenant act 1954 part 2 provisions (no automatic rights to renew)
Rent Review:	3 yearly
Repair	The tenant has full internal repairing obligations
Use:	E Uses (light Industrial)
Rent:	£8,500 per annum
Insurance:	The landlord will insure the building and recover the premium from the tenant

## **SERVICES**

Mains electricity, water and drainage are connected to the premises. Broadband is available.

## **RATEABLE VALUE**

To be assessed on completion of the building.

## **LEGAL COSTS**

Each party to bear their own legal costs for the new lease.

## **PLANNING**

We would advise all interested parties to make their own enquiries as to potential uses at the premises. which will also require landlords consent

## **ENERGY PERFORMANCE CERTIFICATE**

To be assessed on completion of the building.



**VIEWING/FURTHER INFORMATION**

Strictly by appointment with sole letting agents:

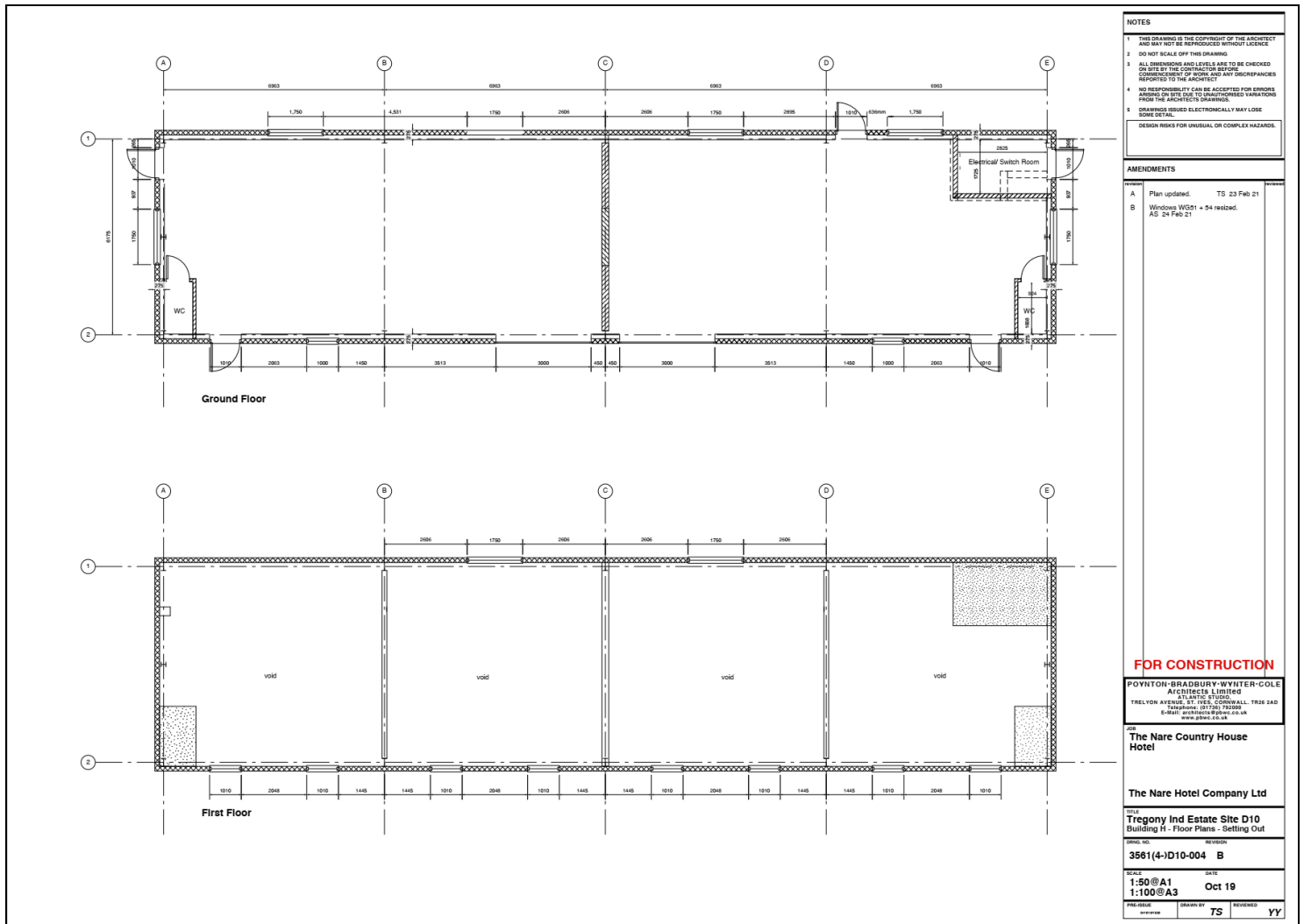
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