



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

TO LET

Unit 14c Winfrey House, Water-Ma-Trout Industrial Estate, Helston TR13 0LW

£17,000 per annum exc VAT

- 2,000 sq. ft (185 sq. m)
- Modern industrial unit/workshop on established industrial estate
- Roller-shutter door
- Three-phase electric supply
- Up to 8 car parking spaces
- Qualifying occupiers may be eligible for 100% Small Business Rate Relief.
- 3 miles from RNAS Culdrose, 16 miles from Truro, 33 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

Water Ma Trout Industrial Estate is located just to the west of the B3197 road linking Helston with Redruth on the north-eastern edge of the town. Located 3 miles from the Royal Naval Air Station Culdrose which is a Royal Navy airbase near Helston on the Lizard Peninsula of Cornwall UK and is one of the largest helicopter bases in Europe. The estate lies approximately 16 miles from the city of Truro.

Description

Modern industrial unit/workshop with roller shutter access, three-phase electric supply, and allocated parking.

Max eaves height: 3m (9.8 ft)

Roller shutter height: 2.5m (8.2 ft)

Roller shutter width: 3.7m (12.1 ft)

Tenure

A new lease of the unit is offered on full repairing and insuring terms.

Planning

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

We have been informed by our client that the unit is exempt due to not having fixed heating.

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

Quarterly charge of £93.75 + VAT.

Insurance

£617.32 +VAT per annum.

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 three-phase 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 rateable value is £11,000 p.a. as of 2023 for the premises. 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: evenues@cornwall.gov.uk

Cornwall Office:

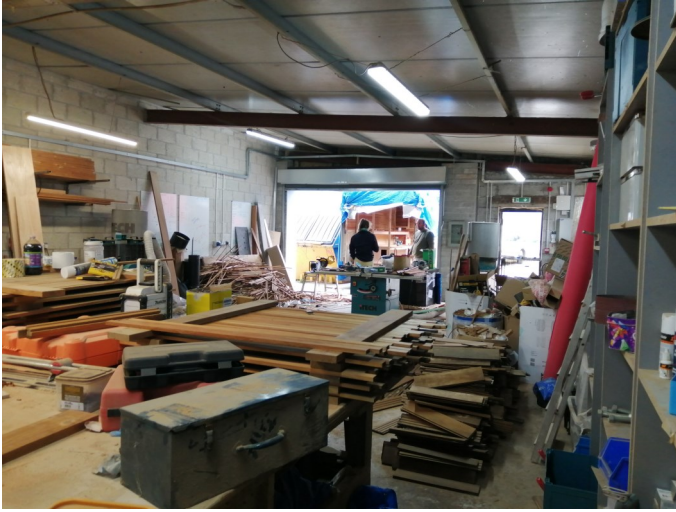
Trenoweth, Troubridge Road,
Helston, Cornwall, TR13 8DQ

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



Photos



Internal



Internal



Front of Unit and Parking

Cornwall Office:

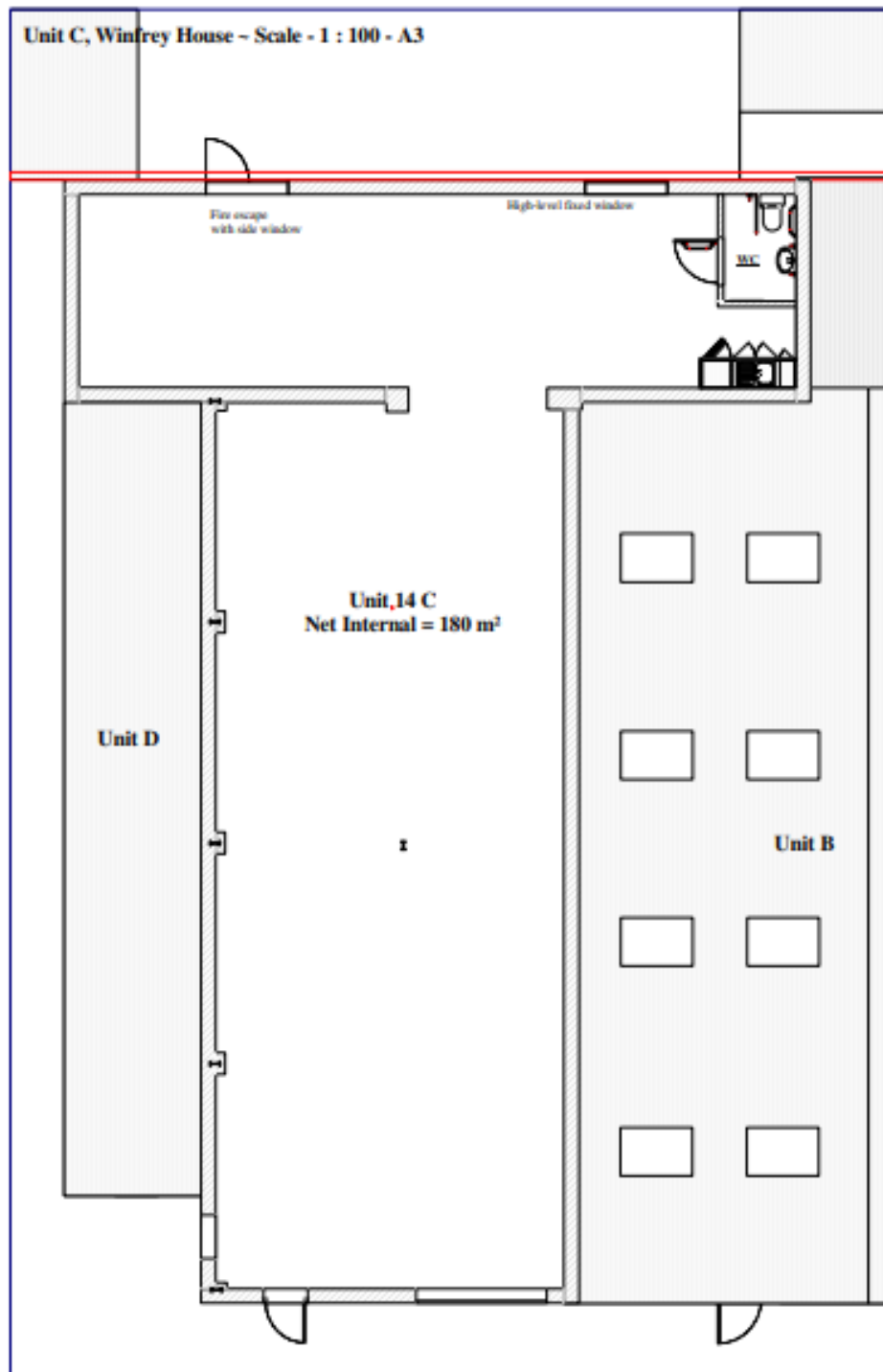
Trenoweth, Troubridge Road,
Helston, Cornwall, TR13 8DQ

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



Floor Plan



Cornwall Office:

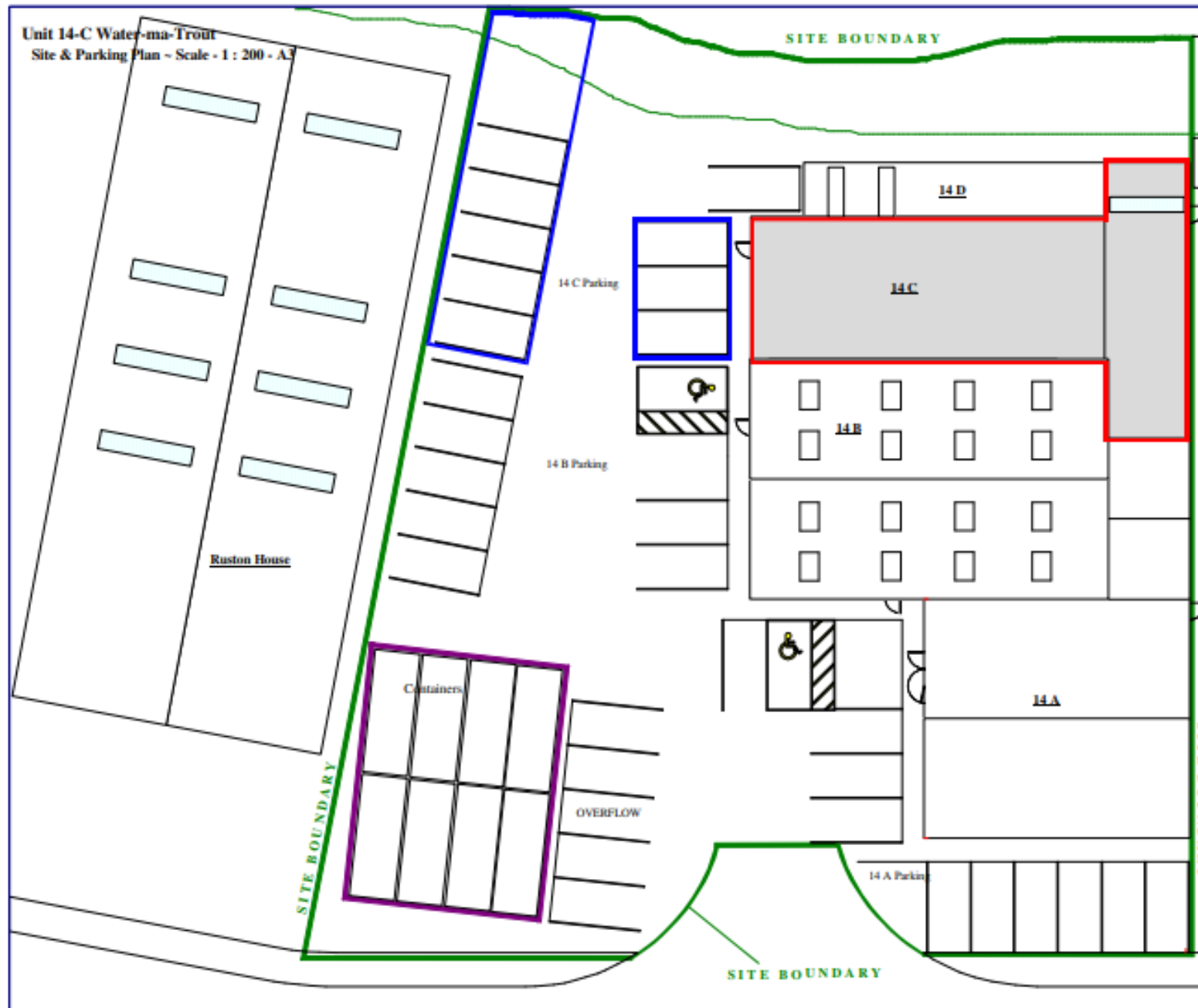
Trenoweth, Troubridge Road,
Helston, Cornwall, TR13 8DQ

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



Site 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



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

