

# Miller Commercial



Chartered Surveyors and Business Property Specialists



## UNIT 2 LEO CUB INDUSTRIAL ESTATE, KERNICK ROAD, PENRYN, TR10 9DQ

- MODERN PREMISES - 100% MEZZANINE
- 4,866 SQ FT (452.1 SQ M)
- POPULAR LOCATION OF KERNICK INDUSTRIAL ESTATE
- FIRST FLOOR OFFICES/PRODUCTION/STORAGE
- FITTED OUT FOR FOOD PRODUCTION
- EPC - APPLIED FOR

Rental: £30,000 Per Annum Exclusive



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)



### LOCATION:

Leo Cub is situated behind B&Q and has direct access to Kernick Road which also serves Penryn from the A39. Nearby occupiers include Asda, Penryn Plastics, Howdens, Screwfix, Doggies and Moggies, Jewsons and WC Rowe amongst others

### DESCRIPTION:

The premises comprise a building of steel portal framed construction with profile steel sheeting and excellent access with up and over doors. A mezzanine floor has been erected throughout the building. It is configured so that there is a food production unit on the ground floor which is "white walled" together with offices, training rooms and storage at first floor level.

### SCHEDULE OF ACCOMMODATION:

Ground Floor

Depth 23.05m Width 9.58m Area 220.8 sq.m (2377 sq.ft)

First Floor

Depth 23.50m Width 9.84m Area 231.2 sq.m (2489 sq.ft)

Total 452.1 sq.m (4866 sq.ft)

4 Parking Spaces

### LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease at a rental of £30,000 PA.

### VAT:

All the above prices/rentals are quoted exclusive of VAT.

### BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £34,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

### VIEWING:

Strictly by prior appointment through Miller Commercial.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been applied for.

### CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

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