



UNIT 8, STABLE HOBBA INDUSTRIAL ESTATE, NEWLYN, PENZANCE, TR20 8TL

Opportunity to lease a specialist food production / processing unit that benefits from a fully compliant food processing fit out, warehouse storage as well as office and staff amenity space. The building benefits from 3-phase power as well as solar generated electricity and the unit is climate controlled through an air conditioning system.

Ideal for any fish processing or other food / drink production facility.

NB. While the landlord is happy for fish processing / production or packaging, the unit cannot be used for any shellfish related products.

LEASEHOLD £18,500 PER ANNUM EXCL

- TO LET
- INDUSTRIAL UNIT - FITTED OUT FOR FOOD/FISH PRODUCTION & PROCESSING
- 3,730 SQ FT (347 SQ M)
- AREA INCLUDES PREPARATION SPACE, LOADING BAY, STORAGE, OFFICE AND STAFF AREA
- 3 PHASE POWER AND SOLAR PANEL ELECTRICITY GENERATION
- ALSO AVAILABLE FOR SALE - PRICE ON APPLICATION
- EPC RATING D (88)

LOCATION:

The property is located in the heart of Stable Hobba, a well known industrial estate on the fringe of Newlyn. Quick and easy access to the A30 is provided and Penzance is a 5 minute drive away.

PREMISES:

The unit comprises a specialist food production / processing facility which has until recently been used for shellfish processing. The property has been fitted out to a high standard for the processing of food and can easily be adapted to other uses. The premises benefit from air conditioning and 3-phase power as well as electricity generated from PV cells on the roof.

SCHEDULE OF ACCOMMODATION:

Main building: 3,080 sq ft (286.12 sq m)
Workshop unit: 650 sq ft (60.39 sq m)
TOTAL: 3,730 sq ft (346.5 sq m)

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the rateable value from April 2023 is £20,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (88).

LOCAL AUTHORITY:

Cornwall Council - www.cornwall.gov.uk

SERVICES:

Prospective Tenants should make their own enquiries of the appropriate statutory undertakers:

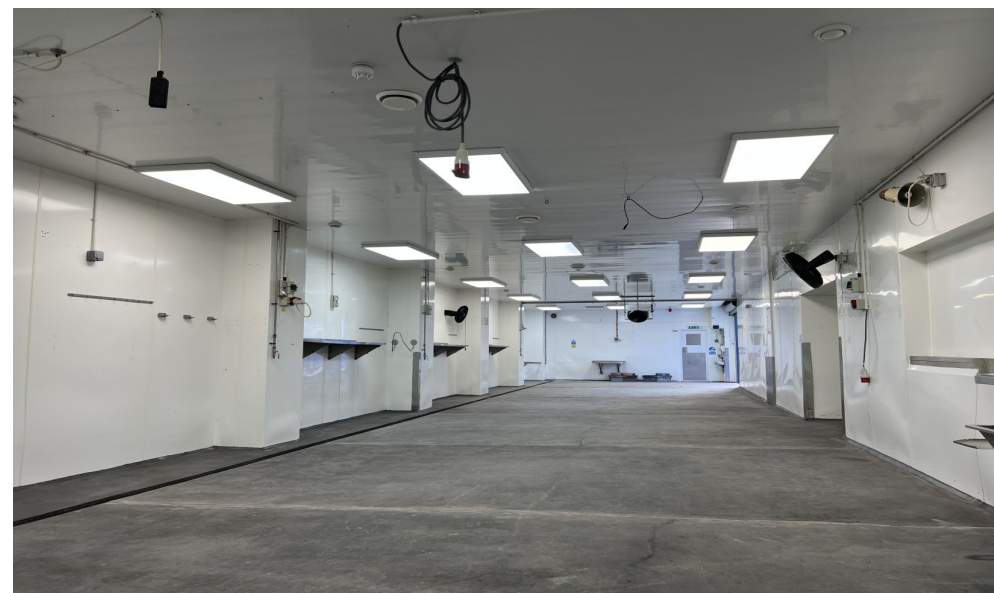
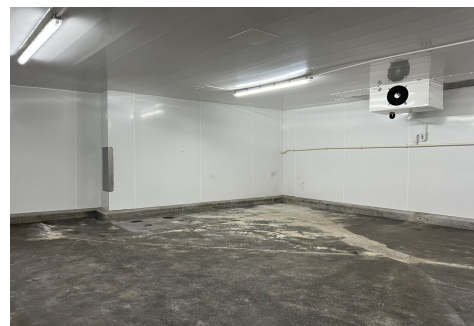
Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

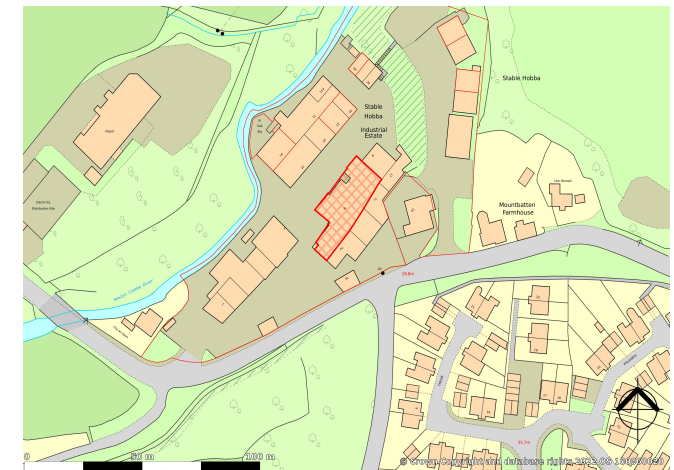
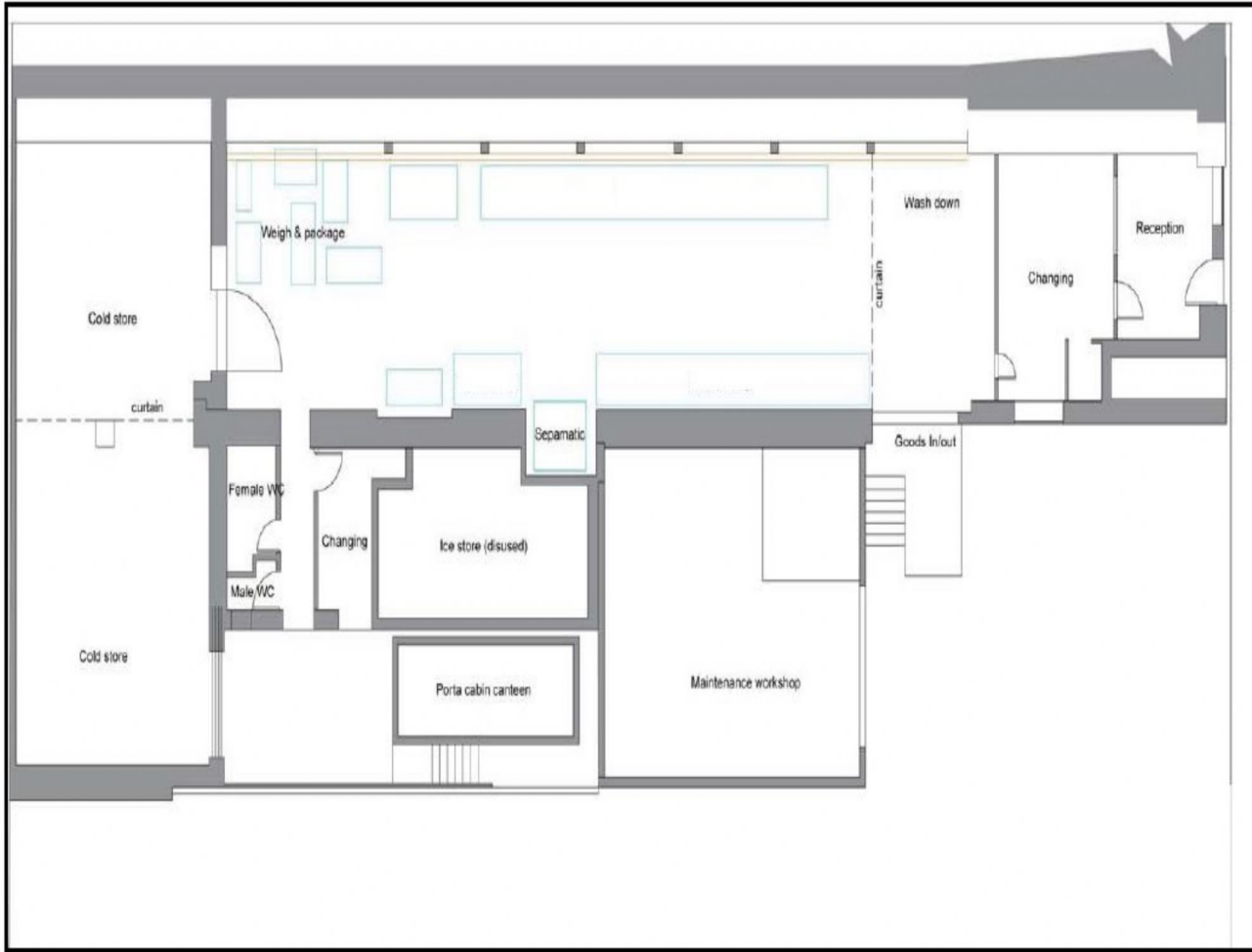
VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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Email ts@millier-commercial.co.uk

Thomas Hewitt on 01872 247025
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