



UNIT 6 AND UNIT 7, WESTGATE BUSINESS PARK, MIDDLEWAY, PAR, PL24 2JH

Units 6 and Unit 7 are a pair of semi detached 2,000 sq ft units of insulated sheet profile construction. Each unit has a roller shutter door and pedestrian door. The unit is available in whole or in part. Internal fit out by negotiation.

- **NEW MODERN LIGHT INDUSTRIAL UNITS**
- **TOTAL FLOOR AREA 4,000 SQ FT (371.6 SQ M)**
- **GOOD ACCESS TO THE A390**
- **AVAILABLE IN WHOLE OR AS 2 x 2,000 SQ FT UNITS**
- **NEW LEASE AVAILABLE**
- **ENERGY PERFORMANCE ASSET RATING N/A**

COMBINED UNITS £35,000 PER ANNUM EXCLUSIVE

LOCATION:

Westgate Business Park is located in the town of St Blazey. The A390 which is the primary road serving south east Cornwall is within half a mile and the mainline railway station at Par is within 1 mile and provides a regular connection to London Paddington. The Business Park is located adjacent to the Co-Operative supermarket and a parade of shops. Additional phases of construction are planned with consent having been granted for 13 further units.

PREMISES:

The Property is a modern steel portal frame industrial unit with roller shutter doors and insulated steel profile exterior. 3 Phase electricity. The exact hand over specification is subject to negotiation.

SCHEDULE OF ACCOMMODATION:

Unit 6 Floor Area 2000sq ft (185.8 sq m)
Unit 7 Floor Area 2000sq ft (185.8 sq m)
Each unit has parking for 3 cars.

SERVICE CHARGE:

A service charge in respect of the maintenance of the service road and common areas will be payable, this is anticipated to be in the region of £300 per annum (per unit).

LEASE TERMS:

Individual units are £18,000 per annum exclusive each or £35,000 per annum for the pair.
The properties are available to rent for a term via negotiaion.
Please note there are restrictions on hours and noise. Please visit the Online Planning Register at www.Cornwall.gov.uk for full details on time/noise restrictions etc.: Ref 09/00546

LEGAL COSTS:

The ingoing tenant to bear the Landlords reasonable legal costs.

VAT:

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

BUSINESS RATES:

Business Rates are to be assessed upon the completion of the letting.

ENERGY PERFORMANCE CERTIFICATE:

This property is exempt from requiring an Energy Performance Certificate.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
National Grid: 0800 096 3080
South West Water: 0800 169 1144
Wales and West Utilities: 0800 912 2999

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

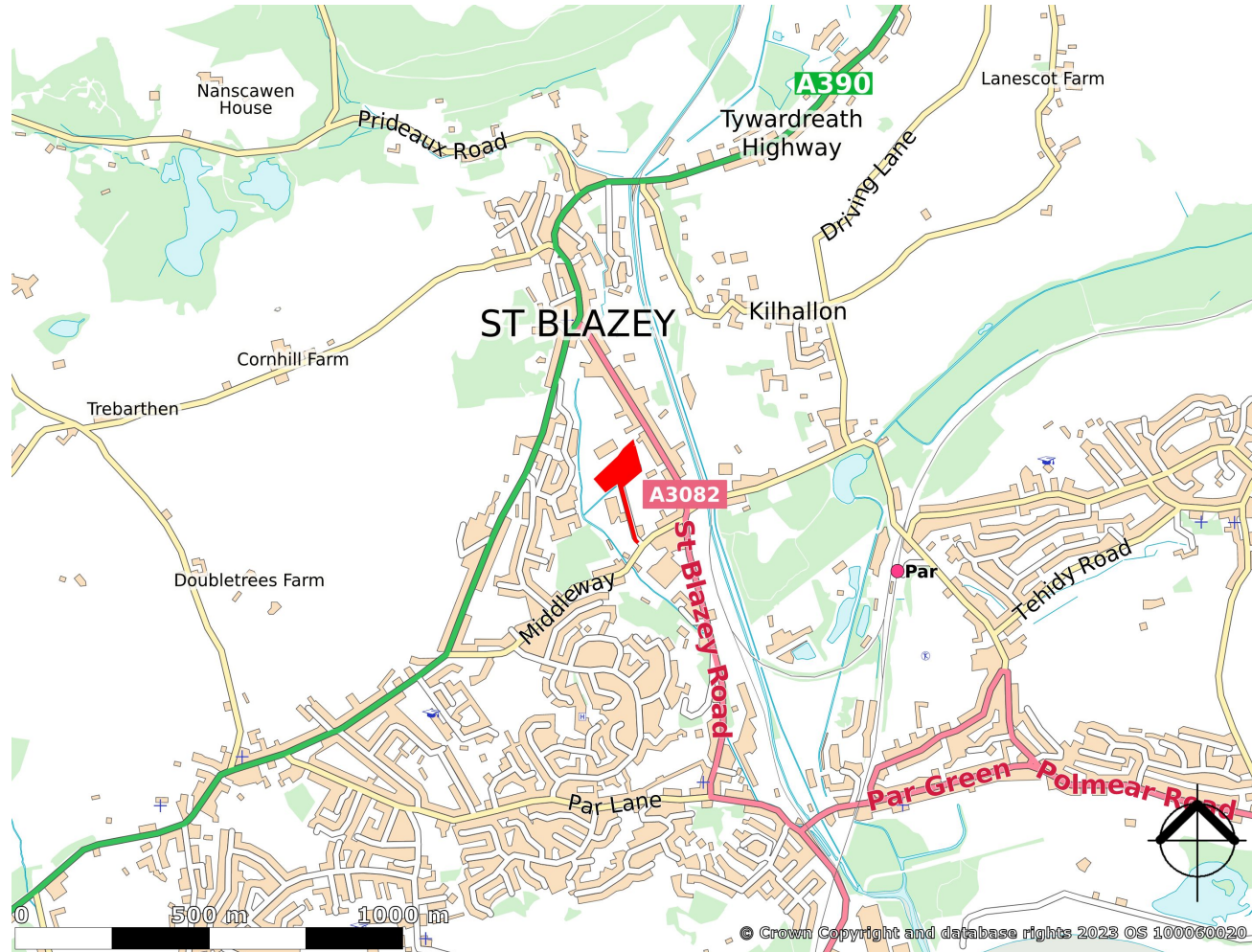
CONTACT INFORMATION:

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

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