



## UNIT 5, GUILDFORD ROAD INDUSTRIAL ESTATE, HAYLE, TR27 4QZ

A large purpose built industrial premises with generous eaves height. The premises has benefited from extension and modernisation, externally the premises are primarily laid to hard standing and sit within a gated compound. The property comprises 3 key areas, 2 large warehouses and an ancillary office/welfare area.

**ASKING PRICE £1,650,000**

- **FREEHOLD MODERN INDUSTRIAL PREMISES**
- **22,434 SQ FT 2,084 SQM**
- **GENEROUS EAVES HEIGHTS AND LARGE ROLLER DOORS**
- **WELL SUITED TO WORKSHOP/LOGISTICAL USE**
- **ESTABLISHED TRADING ESTATE LOCATION**
- **CLOSE TO THE A30**
- **EPC E120**
- **NOT ELECTED FOR VAT**
- **3-PHASE ELECTRIC**



### LOCATION:

The property is located on the established Guildford Road Industrial Estate, a strategic location well positioned to serve Hayle, St Ives and Penzance. Enviably access to the A30 trunk road which in turn connects with the M5 providing an excellent base for logistical operations. Guildford Road Industrial Estate is home to a variety of businesses including Rigibore, RB Sails, Chenpump, BHGS, Citrus Print Solutions, Kernow Oils, Hayle MOT & Services, Terrill Bros (Founders) etc.

### PREMISES:

The premises sits within a fenced and gated compound. The majority of the curtilage is laid to concrete/hard standing with some landscaping to the perimeter. The property presents as 3 primary areas:

#### Reception/office/staff welfare section

A light, airy and inviting reception area with a large glass frontage provides a welcoming customer experience and offers direct access to the adjacent boardroom or offices/welfare areas and internal door to the workshop beyond. The majority of the offices and rooms have natural light via either external windows or roof lights.

#### Workshops 1&2

A large generally unencumbered floor plate with 2 x roller shutter doors sits beneath a twin apex sheet profile roof.

The external walls are of block construction and the frame primarily of steel portal construction\*. A generous proportion of translucent roof sheets and windows to the rear of the property assist with natural light. Currently 3 x internal workshop areas are present to provide independent areas for specific tasks, these could potentially be removed by a purchaser. The workshop provides direct access to welfare areas with lockers, crib room, toilet and handwashing facilities. A pit is present although currently boarded over. \*A small section of the original 'AtCost' concrete portal frame remains.

#### Workshop 3

Accessed from the adjacent workshop, this is the most modern part of the building and provides a large unencumbered floor plate with a lower density of uprights supporting a wide span with a single central apex. 2 x Roller shutter doors provide vehicular access. The external walls are of block construction and the frame of steel portal construction. A generous proportion of translucent roof sheets and a large window section to the rear of the workshop assist with natural light.

#### Heating

The offices are heated via a wet (radiator) system powered by a newly replaced oil fired boiler.

### SCHEDULE OF ACCOMMODATION:

The property provides the following approximate areas:

#### Workshops 1&2

8,125 sq ft (754.9 sq m)

Roller doors 5m x 3m

#### Workshop 3

10,624 sq ft (987 sq m)

Roller doors 5m x 4m

#### Office/welfare areas

3,684 sq ft (342 sq m)

For a better understanding of the areas and configuration please refer to the floor plan on the final page. For closer inspection a pdf document of the floor plan is available via request.

### POTENTIAL FOR SUBDIVISION:

We consider the property is well suited for sub division and have .DWG floor plans available via request to assist prospective purchasers undertaking any feasibility studies.



**TENURE:**

We are offering our clients freehold interest in the premises.

**VAT:**

We have been advised the property has not been elected for VAT.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is within band E (120).

**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 £71,000 as of the April 2023 assessment. Please note this is NOT the amount you pay. To find out how much business rates will be payable there is a business rates estimator service via the website.

**LOCAL AUTHORITY:**

Cornwall Council  
General Enquiries: 0300 1234 100  
Planning: 0300 1234 151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**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

**CONTACT INFORMATION:**

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

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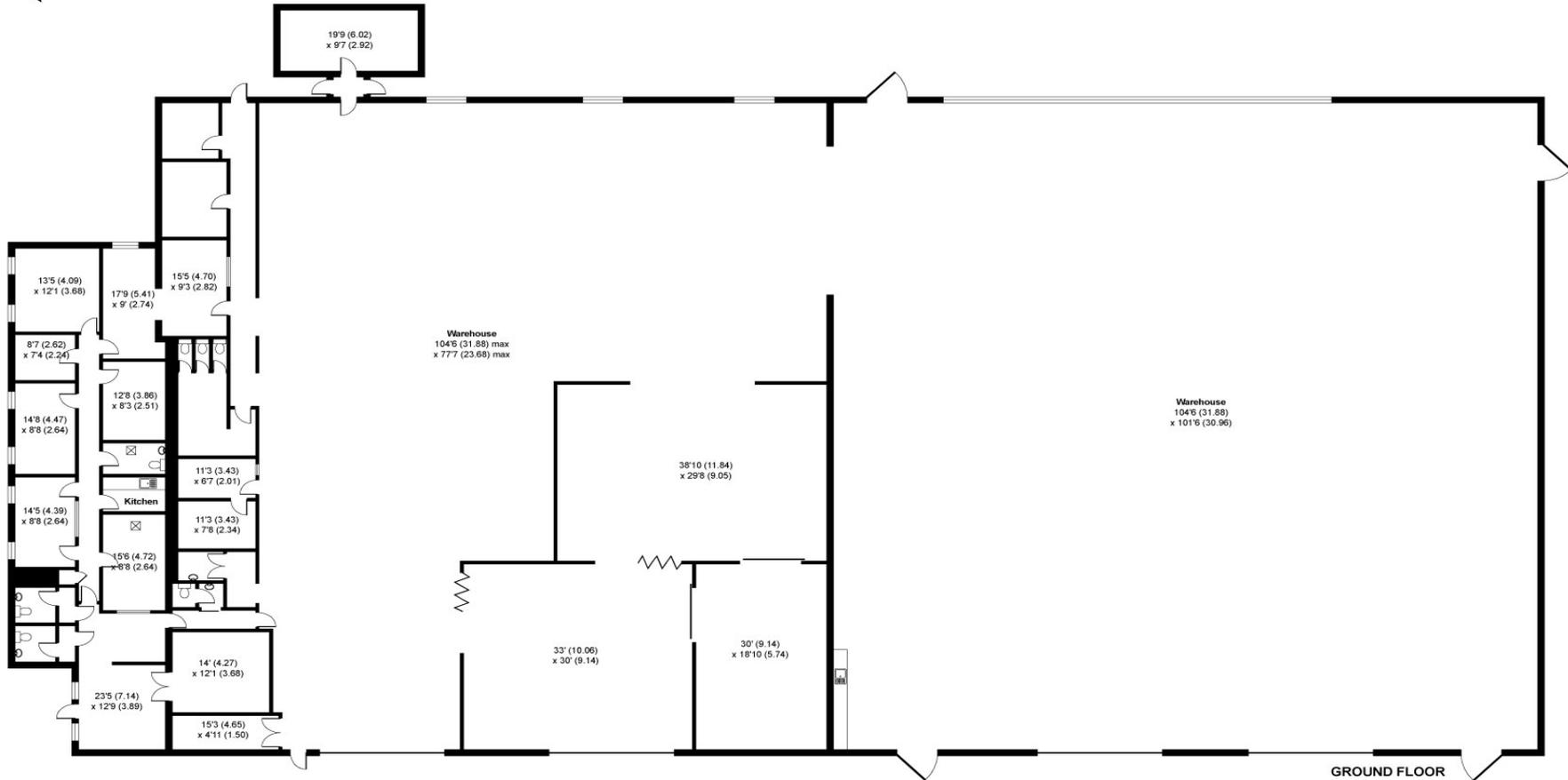
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# 5 Guildford Road Industrial Estate, Hayle, TR27 4BA

Approximate Area = 22434 sq ft / 2084.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Miller Commercial LLP. REF: 961125