



Laskowski
&Co

Commercial

TO LET

Newly Constructed Industrial Units

‘GREENSPACE’, Rosemanowes Farm,
Herniss Lane, Herniss, TR10 9DU

- New purpose-built units available to let
- ‘Greenspace’ is located in the heart of Rosemanowes Farm
- GIA's ranging from circa 473 – circa 971 Sq Ft (including mezzanines)
- Steel frame units built to high specification with full insulation and high roller doors (circa 11' high)
- Units are individually metered with single phase power supply, fibre internet and WCs
- Allocated parking
- Located circa 0.75 miles off the A394 (the main road linking Falmouth & Helston)



Information

THE LOCATION

A feeling of total seclusion yet boasting a prime central Cornwall position near Falmouth, Truro and Redruth.

'Greenspace' is located at the heart of Rosemanowes Farm, a fifth generation 150-acre beef farm just outside Stithians, offering lovely views of the surrounding countryside and beyond.

Rosemanowes Farm is located down a circa 0.5-mile private drive, just off the A394 linking Falmouth to Helston, with excellent transport links to and from these key towns.

'GREENSPACE'



Our client has an excellent vision of creating a 'green' workplace which will comprise a dynamic mix of start-up / niche businesses in the heart of this family-run farm.

All units will, as shown on the site plan, face a central courtyard with surrounding parking.

THE UNITS

Units 1, 6 & 7 are ready to let. These units are of steel frame construction encompassed by fully insulated plastic-coated profile steel walls and pitched roofs. They benefit from insulated sectional doors (circa 11' high) and would suit a wide variety of occupiers.

Unit 2 is also steel frame construction, encompassed by fully insulated plastic-coated profile steel walls and pitched roofs, concrete floor and cathedral ceiling. This unit will likely appeal to office or studio occupiers.

Units 3, 4 & 5, which are currently stone outbuildings, are likely to be converted within the next 12 months and thereafter will be made available to let. There is an option for Units 2 & 3 to be interconnected if desired. The units will only have pedestrian access.

Units 6 & 7 (PHASE 1 – AVAILABLE NOW)

Internal G/F areas of circa 637 Sq Ft, with mezzanines of circa 218 Sq Ft = circa 855 Sq Ft GIA including mezzanines.

Unit 1 (PHASE 1 – AVAILABLE NOW)

Internal G/F areas of circa 628 Sq Ft, with mezzanines of 343 Sq Ft = 971 Sq Ft GIA including mezzanines.

Unit 2 (PHASE 1 – AVAILABLE END OCTOBER 2022)

A single storey steel frame unit with concrete flooring and cathedral ceiling and measuring approximately 473 Sq Ft GIA.

Units 3, 4 & 5

(NOT YET AVAILABLE – AVAILABLE AT 'PHASE 2')

These stone outbuildings are to be renovated and subsequently let after units 1, 2, 6 and 7 are occupied. These units are likely to appeal to office and/or artisan occupiers.

TERMS

SERVICE CHARGES

Monthly indicative service charge per unit of £75 + VAT per calendar month, payable to the landlord.

BUILDINGS INSURANCE PREMIUM

Repayable to landlord at cost.

EPCs

Exempt.

BUSINESS RATES

Tenant's responsibility upon entry. Units may benefit from small business rates relief.

LEGAL COSTS

Prospective tenant to contribute £850 to landlord's costs.

SERVICES

Mains electricity and water are connected to the units and individually metered. Septic tank drainage. High speed fibre internet.

VIEWINGS

Viewings to be arranged exclusively via Laskowski & Co.

INFORMATION

UNIT	ASKING RENT PER ANNUM (SUBJECT TO VAT IN ADDITION)	PROPOSED TERMS
1	£10,500 + Service Charge	5-year fixed term. Year 3 upward only rent uplift linked to inflation.
2	£7,000 + Service Charge	"
6 & 7	£9,600 + Service Charge	"
3,4 & 5	PHASE 2 - NOT YET AVAILABLE	PHASE 2 - NOT YET AVAILABLE

