



Sanderson  
Weatherall

# TO LET

TRADE COUNTER / WAREHOUSE

Unit 5 St Austell Bay Business Park  
Par Moor Road  
St Austell  
PL25 3RF



Plymouth - 01752 936101  
sw.co.uk



## DESCRIPTION

A mid terrace light industrial premises laid out to comprise warehouse and mezzanine accommodation. The property has roller shutter door access and a minimum eaves height of 7.5 meters.

## ACCOMMODATION

All areas and dimensions stated are in accordance with the RICS Code of Measuring Practice.

	Sq ft	Sq m
Ground Floor	5,270	489.6
Mezzanine/Offices	1,053	97.8
<b>Total</b>	<b>6,323</b>	<b>587.4</b>



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## TERMS

Lease - The unit is immediately available by way of a new lease on full repairing terms at an initial rent of £25,000pa

## SERVICES

Mains electricity, water and drainage are connected to the building. We have not tested the apparatus and therefore interested parties are invited to make their own enquiries.

## SERVICE CHARGE

A service charge is payable for the insurance, management and upkeep of the estate. The service charge is currently circa £3,200 per annum.

## PLANNING USE

Classes E and B8.

## ENERGY PERFORMANCE CERTIFICATE

EPC - C - Certificate 5864-4388-4890-4690-7540

## BUSINESS RATES

Assessed as Warehouse and Premises with a rateable value of £38,250 from 1st April 2023.

## VAT

All figures quoted are exclusive of VAT where applicable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



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## LOCATION

St Austell Bay Business Park is located on the eastern fringe of St Austell. There is good access to the A390, A391 and A30. The St Austell Retail Park is located to the north of the site. The Business Park is one of the principle trading estates with St Austell, popular with major trade counter operators including Screwfix, Toolstation, Brandon Hire, Wolseley and Dainton self storage. The subject unit is situated within the main terrace.

## VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Ashleigh Phillips, Ian LeGrice or Heather Branson

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