

# 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
Total	6,323	587.4







#### **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.

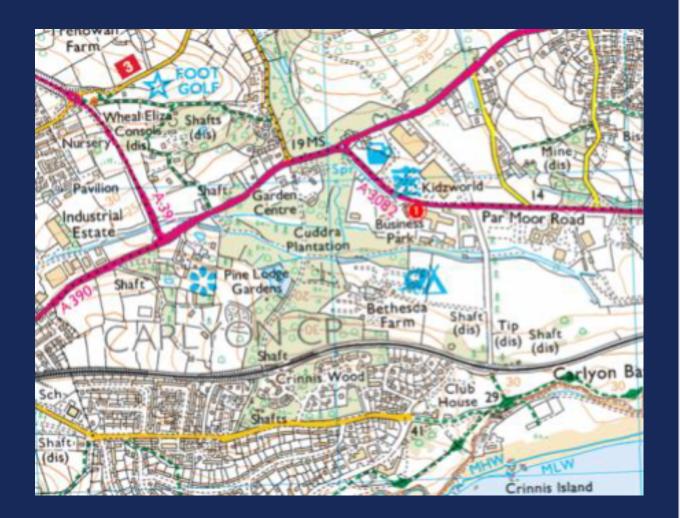
#### **VAT**

All figures quoted are exclusive of VAT where applicable.

## **LEGAL COSTS**

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





## **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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