

LODGE & THOMAS

ESTABLISHED 1892

Unit 1, Goldsithney Units, Nanturras, Goldsithney, Penzance, Cornwall TR20 9EX



A high specification modern commercial unit

Accessible location with good road access and designated parking

Gross internal area 85.19 sqm (962.07 sqft)

An end-terrace portal-framed industrial unit, within easy reach of Penzance, Hayle, Helston & the A30

£1,000 PCM

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

Goldsithney Units are located on the periphery of the West Cornwall village of Goldsithney, approximately 6.4 miles from Penzance, 6.2 miles from Hayle, 8.5 miles from Helston, with the A30 access at Longrock approximately 3 miles distant.

The Unit

Unit 1 forms part of a terrace of three purpose built, high specification commercial units. The highly insulated units are have been recently constructed to meet modern commercial building regulations. The building is of steel portal frame construction with profile steel sheeted roof and side cladding. The unit provides a gross internal area of 962.07 sqft, which includes a mezzanine (297.51 sqft).

The property offers a roller shutter door and with a pedestrian door, together with steel frame double glazed casement window units. Internally, presently provides kitchen facilities, toilet facilities, large ground floor open space with mezzanine storage over part.

Designated parking for three vehicles is available to the front of the unit.

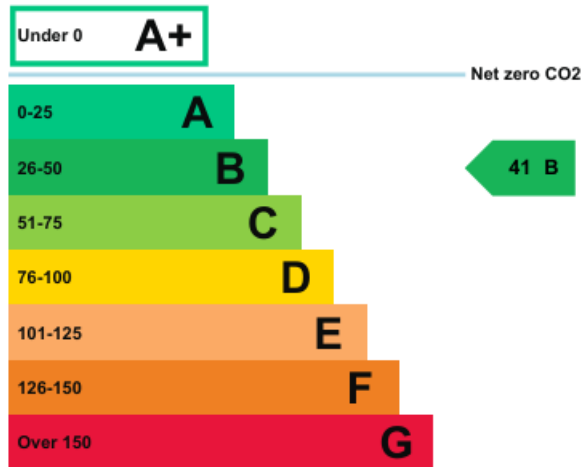


Planning: The units may be occupied for industrial, commercial or storage. Interested parties are advised to confirm this with Cornwall County Council Planning Dept. Note that no motor trade uses are permitted on the premises.

EPC: EPC rating B.

Energy rating and score

This property's energy rating is B.



Services: The premises benefits from mains electricity, mains water, mains drainage, internet connection. Fire Alarm system.

None of the services have been tested. Interested applicants are advised to make their own enquiries and investigations prior to making an offer. Enquiries should be directed to: South West Water 0344 346 1010; National Grid 0800 096 308.

Rateable Value: The property has not been assessed for business rates.

Rent: £1,000 per calendar month, payable in advance.

Value Added Tax: Value Added Tax (VAT) is chargeable in addition to the annual rent.



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

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending Tenants must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewing: Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722

Email: property@lodgeandthomas.co.uk

