



To Let

**Rent from £19,250
per annum exclusive**

Plot F Helston Business Park, Clodgey Lane,
Helston, Cornwall, TR13 8FZ

1,539 sq ft
(143 sq m)

Summary

- Last unit available
- Available now
- Easy access on the outskirts of Helston
- Nearby occupiers include Howdens, Screwfix, Forms Plus, Bradfords Builders Merchants, Toolstation & Motor Parts Direct
- Interest also invited for the next Phase

Location:

The development is readily accessed off the Helston by-pass adjacent to The May Tree Premier Inn and Hotel.

Helston is a popular and growing market town in close proximity to the South coast. The town has a resident population in the region of 11,500 in addition to serving a wide catchment area including the Lizard Peninsula and the Royal Naval Air Station at Culdrose.

The first phase of development on this estate has seen Screwfix and Formplus taking premises and a new unit for Bradfords Builder's Merchant has been completed. Howdens Joinery has taken a unit on Plot D and opened in 2022, joined by Toolstation and Horizon Plastics.

Description:

Plot F consists of 10 units completed to a shell and core, unless further internal fit out works are agreed separately. Unit F7 is the final unit remaining, as all others are now let or under offer.

Accommodation:

The development on Plot F includes one block of around 510 sq m (5,490 sq ft) and another block of around 635 sq m (6,835 sq ft) with associated turning, parking and turning for HGV's.

Building F1	sq m	sq ft	Rent
Unit 1			Motor Parts Direct
Unit 2			Motor Parts Direct
Unit 3			Let
Unit 4			Let
Unit 5			Let
Total	318	3,423	n/a

Building F2	sq m	sq ft	Rent
Unit 6			Coast to Coast Vets
Unit 7	143	1,539	£19,250
Unit 8			Under offer
Unit 9			Allglass
Unit 10			MW Solar Ltd
Total			n/a

Service charge:

There will be a service charge in place for the upkeep of the estate and landscaping. Further details will be available on request.

Services:

It is understood that mains electricity, water and drainage will be connected to the properties. Interested parties should make their own enquiries.

EPC / MEES:

TBC

Planning:

Planning permission was granted in March 2022 - see PA21/11434 on the Cornwall Council website for more information or ask the agents.

Business rates:

The units will be assessed in due course upon completion.

Terms:

New fully repairing and insuring leases are available for these units preferably for a minimum term of 10 years.

Legal fees:

Each party to pay their own legal fees incurred unless expressly agreed otherwise.

VAT:

VAT will be applicable to the rent and all other outgoings where appropriate.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Alan Treloar

Tel: 07841 150 714

Email: atreloar@vickeryholman.com

Morwenna Pound

Tel: 07917 916546

Email: mpound@vickeryholman.com



Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP

