

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

Offices from £5,500 pax

Phase 2, Marine Renewable Business Park, Hayle,
Cornwall, TR27 4DD

420 - 3,179 Sq Ft
(39.0 - 295.3 Sq M)

Summary

- New offices at Hayle Marine Renewable Business Park aimed at marine and low carbon businesses
- Attractive setting close to landmark new development at North Quay as well as beaches
- Close to Hayle town centre and good access to the A30
- Built to BREEAM Very Good standards
- Fibre to the premises
- PLEASE NOTE - Occupiers must be SME businesses
- Potential Enterprise Zone benefits

Location:

Hayle Marine Renewable Business Park is located in a beautiful setting at the mouth of the Hayle River directly behind Hayle Beach. Hayle Town centre is close by providing excellent retail, leisure and restaurant amenities. It is also close to the landmark new residential and commercial development at North Quay.

Transport links are excellent, with Hayle located on the A30 link road which is the main arterial route running through Cornwall. Hayle also has a main line train station with regular services to London Paddington.

Description:

Hayle Marine Renewable Business Park is a successful and popular business park. Phase 2 comprises 6 new Industrial units built to BREEAM 'Excellent' standard and an office building refurbished to BREAAAM 'Very Good' providing 5 offices with car parking, EV charge points and ancillary accommodation.

HMRBP is part of an Enterprise Zone meaning benefits are available to qualifying businesses on application.

Hayle Marine Renewables Business Park Phase 2 is part-funded by the European Regional Development Fund.

Accommodation:

All areas are approximate, measured in accordance with the RICS Property Measurement (2nd Edition) and shown in the table attached to these particulars.

Terms:

The premises are available by way of new effective full repairing and insuring leases with a minimum term of 6 years. The leases will be contracted outside the 1954 Act. A rent deposit of three month's occupation charge will be required in addition to a personal guarantor.

Maintenance Rent:

Tenants will pay a maintenance rent which will facilitate the running and upkeep of the park. This is 35% of the rent for the office accommodation.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Once the buildings have been constructed EPC certificates will be sought.

Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

Legal fees:

Ingoing tenants will contribute £350 towards the Landlord's legal fees.

VAT:

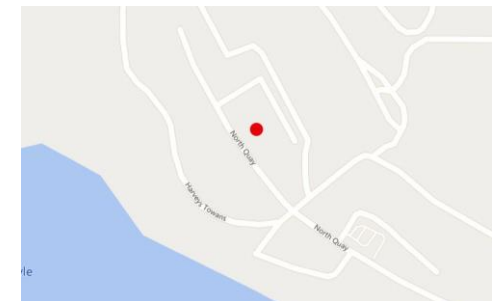
All figures quoted are exclusive of VAT if applicable.

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

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Truro Office

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Building	Unit number	sq m	sq ft	Allocated parking spaces	Annual rental (exclusive)	Annual Maintenance Rent	Total per annum
Offices (NIA)	14	79	850	2	£11,000	£3,850	£14,850.00
	15	61	657	2	£8,500	£2,975	£11,475.00
	16	62	667	2	£8,500	£2,975	£11,475.00
	17	39	420	2	£5,500	£1,925	£7,425.00
	18	Under Offer					
	Total	295.3	3,179				



HM Government



European Union

European Regional
Development Fund



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COUNCIL**
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