



To Let

£40,000 pax

Unit D2, Helston Business Park, Clodgy Lane,
Helston, Cornwall TR13 8F

3,348 Sq Ft
(311 Sq M)

Summary

- Modern commercial unit
- Completed in 2021
- 311 sq m (3,348 sq ft)
- Readily accessible on the outskirts of Helston
- Other occupiers include Screwfix, Bradfords Builders Merchants, Howdens & Toolstation
- Allocated parking spaces

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.

Description:

Plot D is a prominent phase of this very successful commercial development by MJL Group Ltd. The unit is between Howden and Toolstation. Some blockwork partitions have been erected which may be useful to new occupier or could be partially or completely removed as required.

The unit has a minimum eaves height of approx 6m and a motorised roller shutter door with an opening approx 5m x 5m.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Total Approx	311	3,348

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:

Mains electricity, water and drainage are connected but not distributed internally.

EPC / MEES:

B (31)

Planning:

The building was constructed under planning permission reference number PA19/ 04220, for the development of premises for B1, B2 and B8 commercial uses plus ancillary trade counter use.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £28,500 therefore making the approximate Rates Payable £14,221.50 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

A new lease is available for a minimum term of 10 years.

Legal fees:

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

VAT:

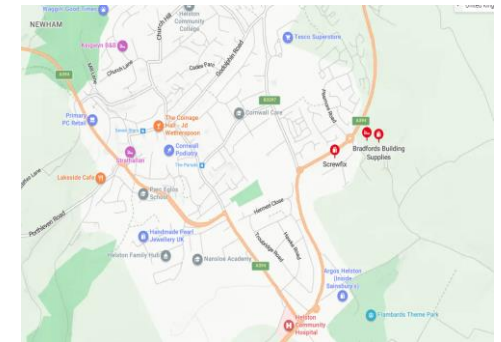
VAT will be applicable to the rent and all other outgoings where appropriate.

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

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