

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£50,000 pax

Unit 7 Parkengue, Kernick Industrial Estate, Penryn,
Cornwall TR10 9EP

509.92Sq M
(5,489 Sq Ft)

Summary

- Detached industrial unit
- Large yard
- Well located on a popular industrial estate
- Rare opportunity
- Available immediately
- External canopy area

Location:

Kernick Industrial Estate is located just off the main A39 distributor road which links Falmouth and Truro. There are many other business and retail occupiers nearby including Asda, Plumbase and B&Q. Tremough University campus is located less than a mile away.

Description:

Unit 7 is a detached industrial unit with three main workshop areas, office and welfare facilities. The property is accessible via three roller shutter doors and a number of pedestrian doors.

Externally the property benefits from having a large, fenced yard and a canopy area adjoining the building. The yard is shared with another tenant who have a small section of the yard to the NW boundary, please see the plan below.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Total	509.92	5,489

Yard excluding shared section, 0.27 hectares (0.68 acres).

Services:

We understand that mains gas, 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:

D (83)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £29,250 making the Rates Payable £14,596 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:

The property is available by way of a new full repairing and insuring lease, length of lease to be agreed.

Please contact us for further details and to discuss.

Legal fees:

There may be a contribution towards the landlords legal fees in relation to this transaction.

VAT:

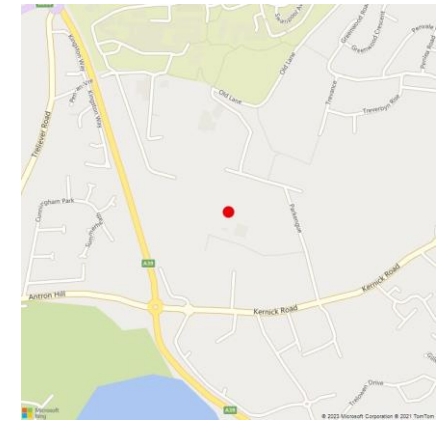
All figures quoted are exclusive of VAT if applicable.

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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