



**UNIT 1, COMMERCIAL ROAD
PENRYN**

**INDUSTRIAL UNIT AND CAR PARK
TO LET**

- Highly visible location on busy thoroughfare
- Approximately 1,162sqft (108sqm)
- Parking for up to 6 cars

LOCATION

Commercial Road is an established mixed use trading location on the edge of Penryn town , forming a busy thoroughfare to Falmouth. Truro city being approximately 9 miles to the north-east. Commercial Road forms the B3292, occupiers on this road include Sweet Dreams, Mill Auto, Jubilee Wharf, Sofa and Beyond, Christies, Motorworld, Speedy Hire along with a range of local traders.

DESCRIPTION

This highly visible industrial unit offers good quality accommodation with car parking for up to 6 cars to the front.. Arranged with workshop space accessed via a roller shutter door with storage over via a mezzanine. Office, w/c and kitchen area are provided to the rear upper level.

ACCOMMODATION (all areas and dimensions are approximate and are measured on a gross internal)

Workshop

Max width 6.5m x max depth 17.3m

Total area 108 sqm (1,162sqft)

Further mezzanine storage area 12.2m x 2.25m 27.45msq (295sqft)

PLANNING

We understand that the current use for the premises falls within Class B1 of the current Town & Country (Use Classes) Order 1990.

LEASE TERMS

The premises are available by way of a new lease, terms by negotiation, with a commencing rental of £9,750pax

RATEABLE VALUE

We understand that the property is to be assessed for rating purposes. www.voa.gov.uk. This property may attract small business rate relief or start up business relief.

LEGAL COSTS

Each party to bear their own legal costs involved in the transaction.

VAT

VAT is not currently chargeable on the rent. Although the owners reserve the right to change the VAT status of the building.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only via the sole agents Pound&Co, Roskrow Manor, Penryn. TR10 9AP
Tel: 01326 378585; Fax: 01326 378686; Email: fiona@poundandco.com