

WAREHOUSE TO LET

VICTORIA

UNIT 1 VICTORIA OFFICE COMPLEX
STATION APPROACH
CORNWALL
PL26 8LG

SBC
PROPERTY

01872 277397



WAREHOUSE PREMISES TO LET

EXCELLENT ACCESS TO THE A30 DISTRIBUTION ROAD
CENTRAL CORNWALL LOCATION
GROSS INTERNAL AREA: 378.78 SQ M (4,077 SQ FT)
NEW LEASE AVAILABLE

RENT £30,000 + VAT PER ANNUM EXCLUSIVE

UNIT 1 VICTORIA OFFICE COMPLEX, VICTORIA PL26 7LG

LOCATION

The premises are situated on the Victoria Road Industrial Estate, Roche, which provides excellent communication links to the A30 linking Penzance, to the west and the M5 motorway network at Exeter and beyond to the east. The estate lies to the west of Bodmin, approximately 5 miles, which accesses the A38 linking to Plymouth.

Nearby, Roche train station offers a connection into the main rail network with Cornwall Airport Newquay being approximately 20 minutes drive time providing connections to several UK and international destinations.

The estate incorporates a variety of industrial, trade counter and production businesses with nearby occupiers including St Merryn Meat, DPD, Mercedes Benz Roche, M Store Self-Storage, Ocean Fish and Travelodge. Adjacent is an on-site coffee shop and serviced office complex together with car parking.

The warehouse is ideally placed for commuting and is an ideal location for businesses seeking an excellent distribution network.

DESCRIPTION

The property offers a semi-detached industrial warehouse of steel portal frame construction under a pitched roof. The property provides primarily open-plan warehousing accommodation with loading bay to the front elevation.

The property can be accessed from the front elevation via a roller shutter door and offers full height warehousing facilities capable of taking mezzanine structures and is ideally suited for high level racking.

Located to the side of the main building is communal car parking.

ACCOMMODATION

Areas are approximate.

Gross Internal Area 378.78 sq m (4,077 sq ft)

Male/Female Toilets On site (shared)

PLANNING

We are advised that the premises benefit from Class E of the Town & Country Planning Use Classes Order 2020. We would recommend that prospective tenants make their own enquiries of Cornwall Council for their proposed use of the premises.

TENURE

The premises are offered by way of a new lease, the salient points of which are as follows:-

Term: 5-10 years, although other durations may be considered

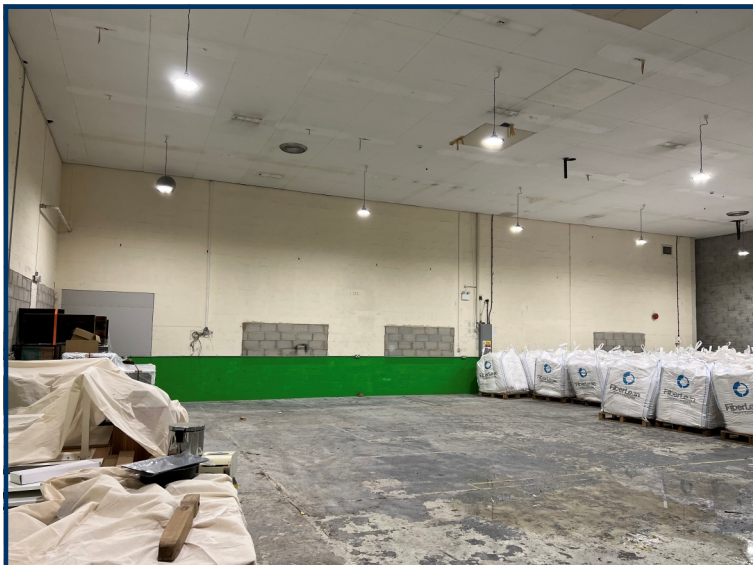
Review: 3-5 yearly, upward only to Market Value

Repair: Tenant to have a full repairing obligation, subject to an agreed Schedule of Condition

Use: Class E

RENTAL

Rent £30,000 per annum plus VAT.



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VAT

VAT is payable on the rent.

SERVICES

We are advised that mains water, electricity and drainage are connected to the premises.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

BUSINESS RATES

The tenants will be responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Rateable Value To be reassessed

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



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