



3E

3F

SBC 01872 277397  
PROPERTY [www.sbcproperty.com](http://www.sbcproperty.com)  
**TOILET**





# **UNIT 3F**

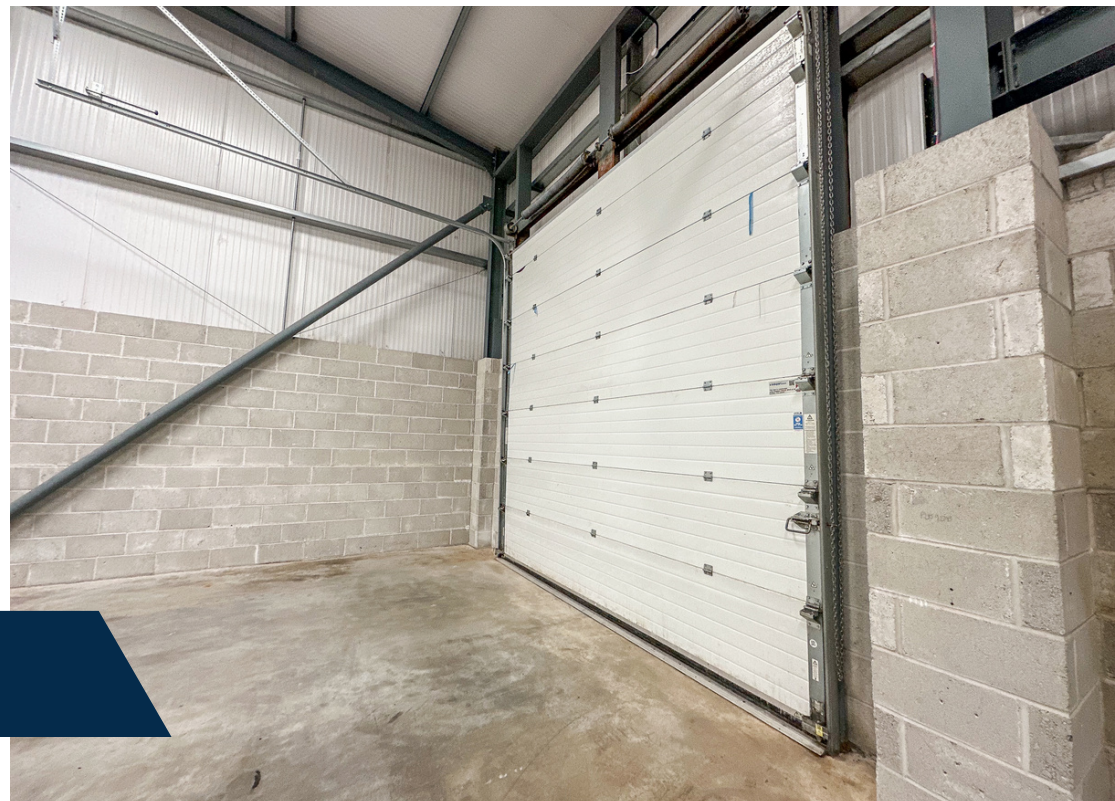
## **TREWELLARD INDUSTRIAL ESTATE**

### **PENDEEN, CORNWALL**

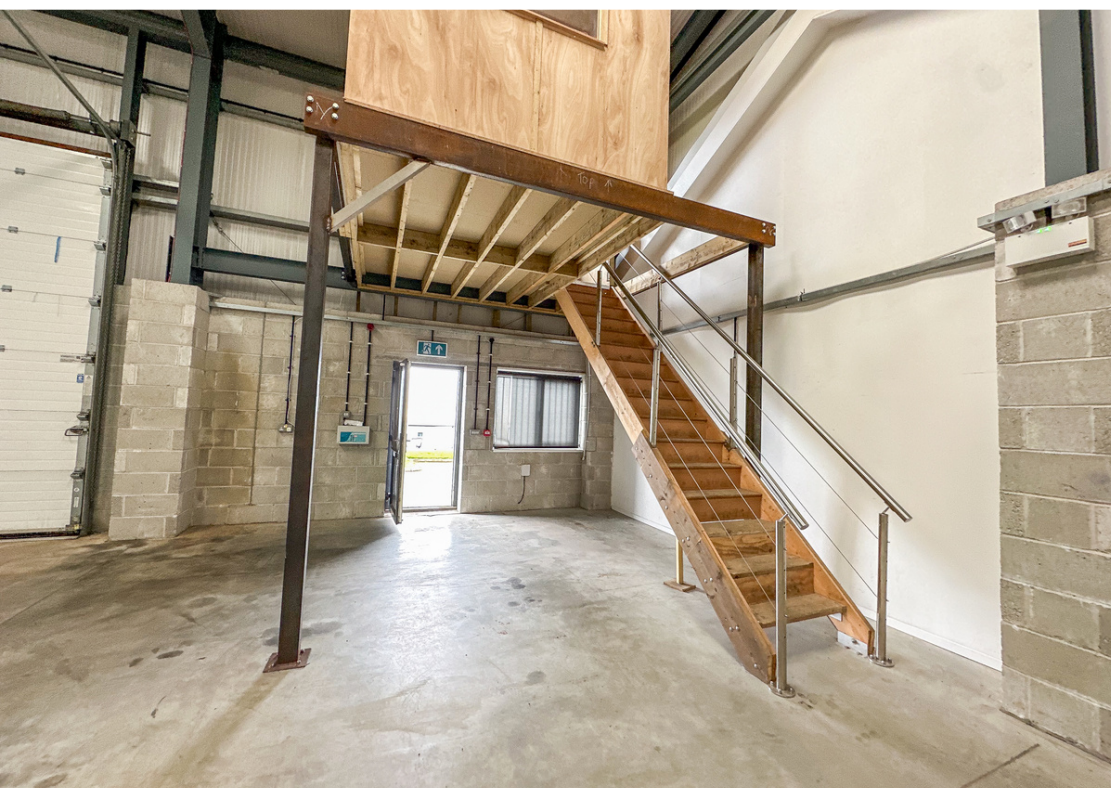
#### **TR19 7TF**

- **SELF-CONTAINED INDUSTRIAL PREMISES ON ESTABLISHED ESTATE**
- **END OF TERRACE UNIT**
- **BUILT IN 2018 MODERN SPECIFICATION**
- **AMPLE ON-SITE CAR PARKING**
- **SUITABLE FOR A VARIETY OF USES**
- **AVAILABLE IMMEDIATELY**

**RENT £15,000 PER ANNUM**









## LOCATION

Pendeen is situated in the far west of the county, located approximately 8 miles from the popular towns of Penzance and St Ives on the North Cornish coast. The Estate is situated on the edge of the village of Pendeen which links St Just and Zennor.

Trewellard Industrial Estate is a popular local estate comprising 11 industrial units with communal car parking, housing a variety of local businesses.

## DESCRIPTION

The premises comprise an end of terrace industrial unit built in 2018, being of an open plan configuration with roller shutter door to the front elevation. Internally, to the front are toilet facilities, and the unit would lend itself to a variety of uses, subject to planning consents.

## ACCOMMODATION

All areas are approximate.

Gross area - 185.80 sq m (2,000 sq ft)

## SERVICES

Mains electricity, water and drainage are connected to the premises.

## BUSINESS RATES

The premises are listed by the Valuation Office Agency as:

Workshop & Premises £9,900 (2023 List)

## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonably incurred legal costs in the preparation and execution of the lease at £250 plus VAT.

## LEASE TERMS

Lease Term : 3/6/9 years.

Rent Review : 3 yearly rent reviews

Maintenance Rent : The tenant will be responsible for a maintenance rent equating to 15% plus vat of the annual rental.

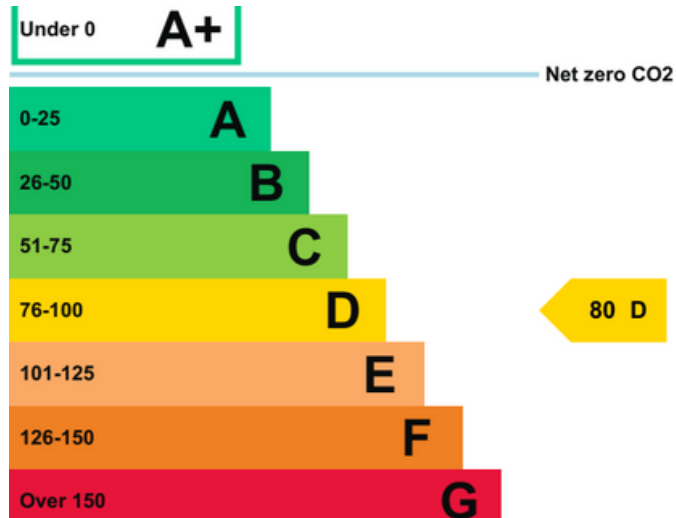
Security of Tenure : The lease will be excluded from the Landlord and Tenant Act 1954 part II provisions.

Use : E uses

Rent : £15,000 per annum plus VAT

# EPC

The property has an EPC Rating of D under Certificate Number 9155-8864-4044-5038-1148



## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole agents.

SBC Property

Daniell House

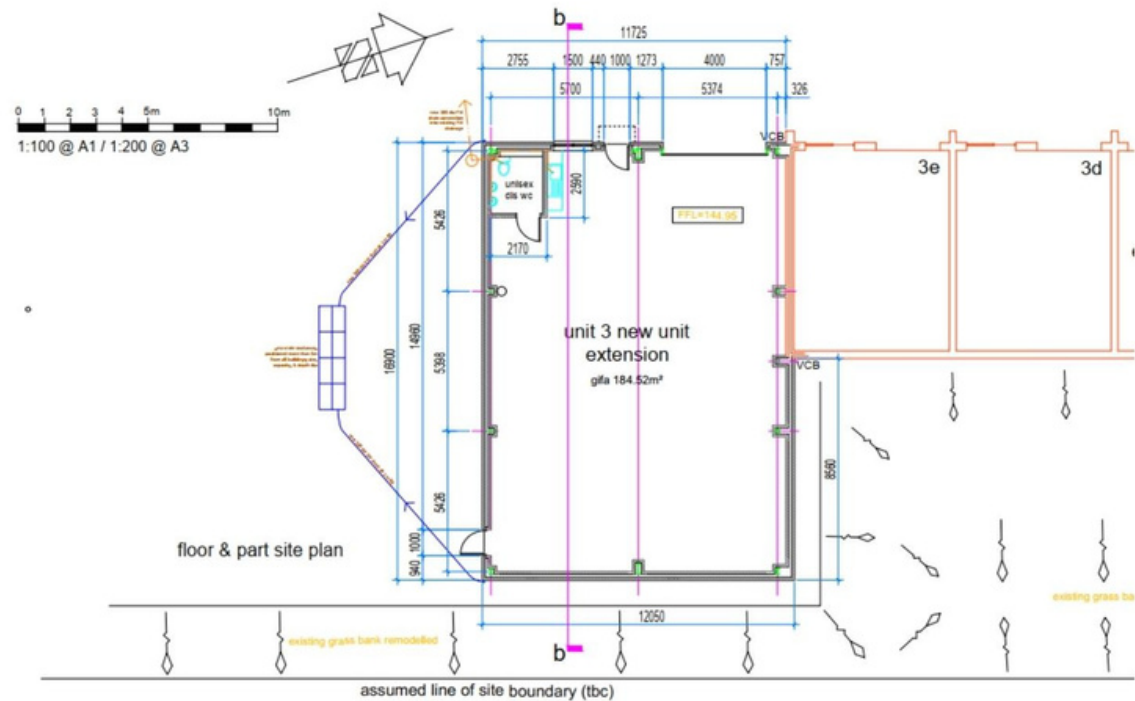
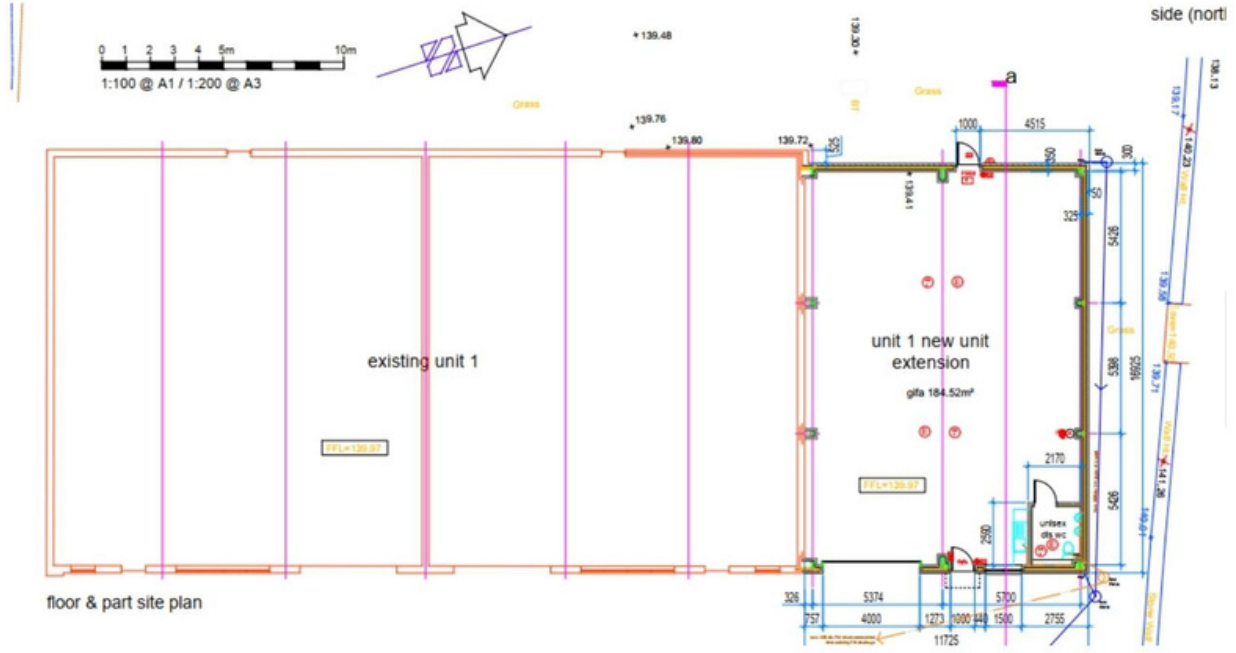
Falmouth Road, Truro

Cornwall TR1 2HX

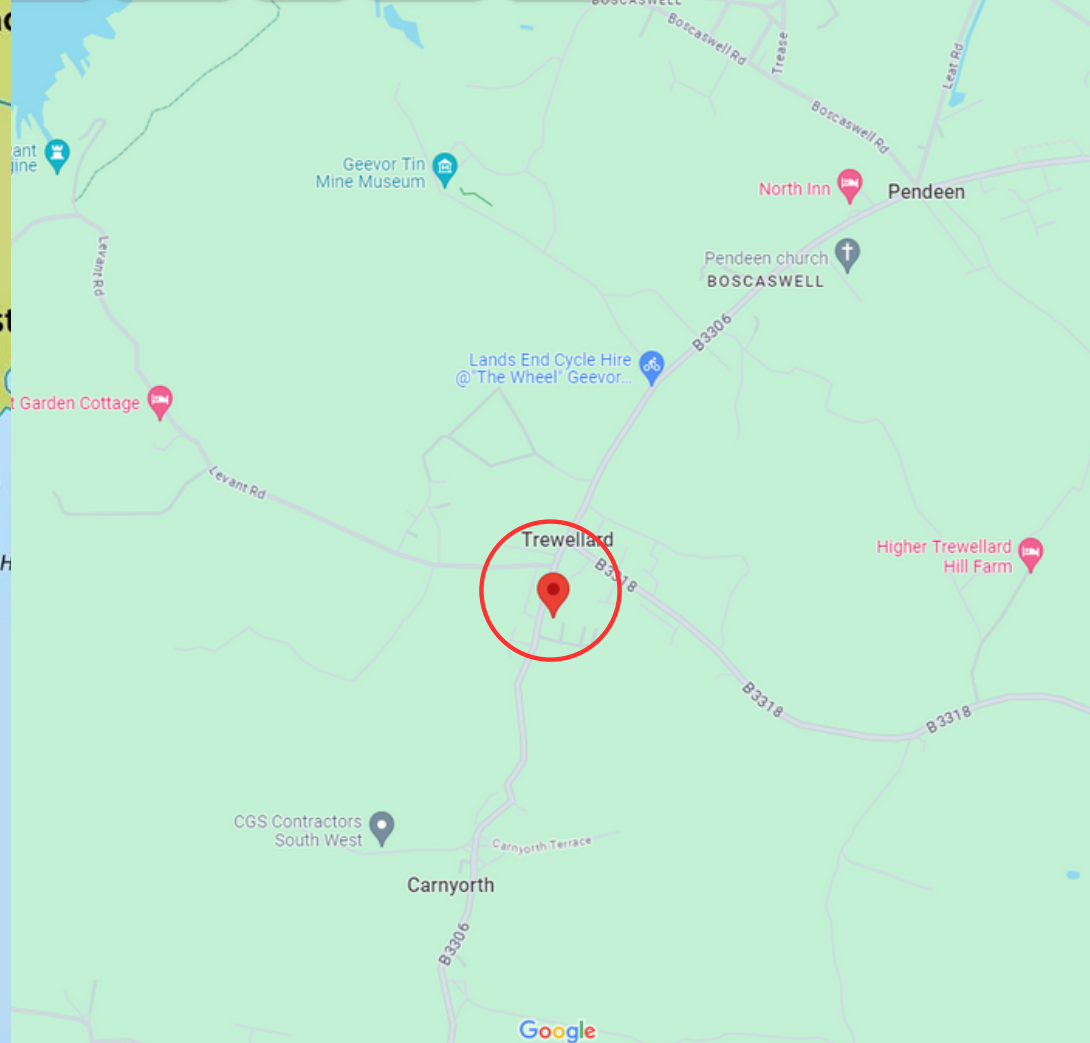
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## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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