



**To Let**

**£13,500 per annum**

First Floor Unit G, St Erth Business Park, Rose-an-grouse,  
Canonstow, Hayle, Cornwall, TR27 6LP

1,318 Sq Ft  
(122.4 Sq M)

# Summary

- Prominent position on the A30
- Thriving business park
- Various possible uses for the property
- Well connected via road and train
- Car parking on site
- Main line train station 0.2 miles away

## Location:

St Erth Business Park is an established industrial, trade counter and office location situated on the A30. This estate is exceptionally well connected being approximately 8 miles from Camborne, 7 miles from Penzance, 5 miles from St Ives and 20 miles from Truro.

St Erth Railway Station is 0.2 miles from the Estate, and provides access to the main Railway Network and also the St Erth - St Ives Branch Line.

## Description:

The first floor of Unit G benefits from large windows, affording the property to be bright and light office or retail space. The property benefits from a large open area and a range of smaller rooms. As well as kitchen area and bathrooms. The unit has most recently been used for retail however could have a variety of uses within use class E Including; office, retail/trade counter, show room, leisure and consultancy.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement.

	sq m	sq ft
<b>Main office</b>	81.8	880
<b>Office 1</b>	10.1	109
<b>Office 2</b>	12.7	136
<b>Office 3</b>	17.9	193
<b>WCs</b>	N/A	N/A
<b>Kitchen</b>	0.7	8
<b>Total</b>	123.2	1,326

## Service charge:

The property also benefits from no service charge.

## Services:

We understand that mains 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:

EPC rating: D (98)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £11,000 effective from the 1st April 2023, reference 25160260978010.

## Terms:

These premises are available by way of new Internal Repairing and Insuring leases with a minimum term of 3 years at a rent of £13,500 per annum.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

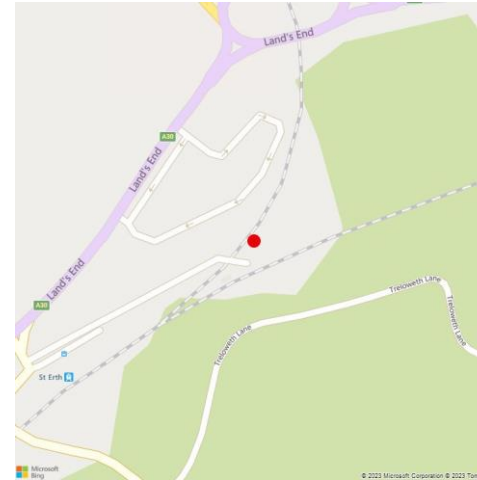
We understand that this property is VAT registered and so VAT will be payable on the rent.

## 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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