



**To Let**

**£16,000 pax**

**Unit 8 Water-Ma-Trout, Helston, Cornwall, TR13 0LW**

**136 Sq M  
(1,465 Sq Ft)**

# Summary

- Industrial unit to let
- Double roller shutter door access
- Situated on the popular Water-Ma-Trout Industrial Estate
- Part first-floor mezzanine
- Available from January 2024

## Description:

Industrial unit situated on the popular Water-Ma-Trout Industrial Estate. Currently comprises a generously sized unit, with partial mezzanine. The unit benefits from the use of two roller shutter doors as well as a concrete floor.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Main Building	107.22	1,154
Mezzanine	28.88	311
Total	136.1	1,465

## 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 is E (101).

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value for unit 15 is £15,500 reference 23020582915014 effective from the 1st April 2023.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The premises are available by way of a new lease direct from the landlord at a rent of £16,000 per annum all other terms to be agreed.

## Legal fees:

Each party is responsible for their own legal fees incurred in this transaction.

## VAT:

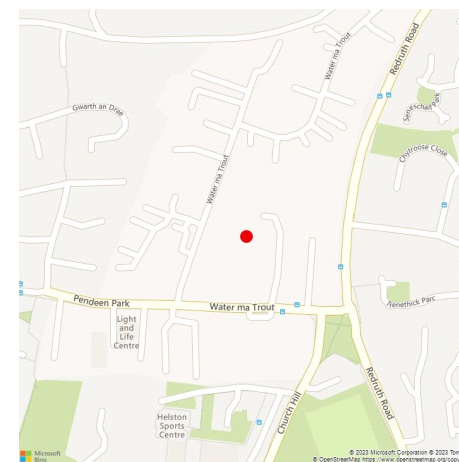
All figures quoted are exclusive of VAT if applicable.

## 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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