



To Let

£18,000 pax

20C Longrock Industrial Estate, Penzance TR20 8HX

1,760 Sq Ft
(163.51 Sq

Summary

- Popular industrial estate location
- Estate located close to Penzance
- Available immediately
- Roller shutter door access
- Mezzanine installed
- No motor trade users

Location:

Longrock Industrial Estate is a well established and popular industrial estate situated on the eastern outskirts of Penzance. It is one of the leading commercial estates serving the wider West Cornwall area. Longrock Industrial Estate lies just off the main A30 dual carriageway (Longrock Bypass), which connects to the remainder of the County. Penzance is well known as the retail and administrative capital for the most western part of Cornwall.

Description:

20c is a well located commercial unit, situated on the popular Longrock Industrial Estate. The unit benefits from being fitted with a partial mezzanine and having roller shutter door access.

Accommodation:

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

Approx	sq m	sq ft
Unit	104.98	1,130
Mezzanine	58.53	630
Total	163.51	1,760

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:

D (83)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,000, local reference 25070615999022.

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

Terms:

New 6 year lease is available with rent review at year 3, all other terms to be agreed.

Legal fees:

Tenant to contribute towards the landlords legal costs.

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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