



To Let

£16,000 pax

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

**107.22 Sq M
(1,154 Sq Ft)**

Summary

- Industrial unit to let
- Tripple roller shutter door access
- Situated on the popular Water-

Ma-Trout Industrial Estate

Location:

Helston is a historic market town in close proximity to large parts of Cornwall's south coast serving a resident population in the region of 11,500 in addition to serving a wide catchment area including the Lizard Peninsula and the Royal Naval Air Station at Culdrose.

Water-Ma-Trout Industrial Estate is the main trading estate for Helston and the Lizard Peninsula. Other occupiers include Jewson, Collingtons, Wendron Stoves and South West Garage Doors.

Description:

Industrial unit situated on the popular Water-Ma-Trout Industrial Estate. Currently comprises a generously sized unit.

The unit benefits from the use of 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
Total	107.22	1,154

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) we understand that the current Rateable Value for unit 8 is £7,100 reference 23020582915038 effective from the 1st April 2023, therefore making the rates payable £3,542.90.

[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:

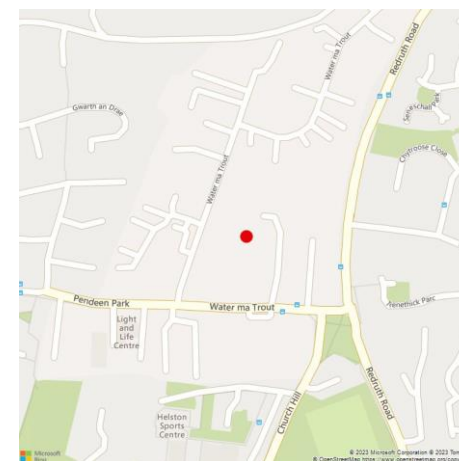
All figures quoted are exclusive of VAT if applicable.

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

Morwenna Pound

Tel: **07917 916546**

Email: mpound@vickeryholman.com

Alan Treloar

Tel: **07841 150714**

Email: atreloar@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall. TR1 2DP