

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

POWERFAL
Marine & Industrial Engineering

01326 377160
PowerFal.co.uk

For Sale

£615,000

Unit 9 Kernick Industrial Estate, Parkengue,
Kernick, Penryn, Cornwall TR10 9EP

7,523 Sq Ft
(698.9 Sq M)

Summary

- Well located unit, in the heart of Kernick Industrial Estate
- Two units, store , yard and parking
- Close to Falmouth
- Rare opportunity to acquire a freehold industrial unit
- Available from October

Location:

Kernick Industrial Estate is located just off the main A39 distributor road which links Falmouth and Truro. There are many other business and retail occupiers nearby including Asda, Plumbase and B&Q. Tremough University campus is located less than a mile away.

Description:

The unit is well located in the popular Kernick Industrial Estate, Penryn. The unit is well connected to Falmouth and the rest of Cornwall. The property benefits from two units, the larger with first floor office accommodation currently used an office. Both units benefits from roller shutter door access, which lead to the small yard and parking at the front of the property.

Accommodation:

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

Approx	sq m	sq ft
Main unit	538.82	5,800
Unit 2	134.16	1,444
Store	25.92	279
Total	698.89	7,523

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:

C (60)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £32,000, local council reference 22010189000900.

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

Terms:

Freehold of the property is available for £615,000.

Legal fees:

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

Money laundering:

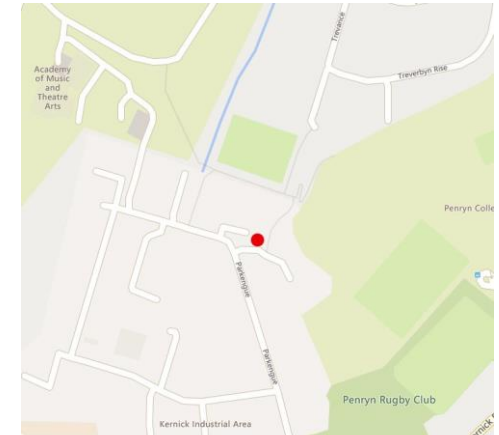
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

The property has not been elected for VAT and therefore VAT will not be charged on the price.

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

Main Office

Tel: **01872 245600**

Truro Office

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