



**To Let**

**£13,000 pax**

Unit 4, Hellys Court, Water Ma Trout, Helston, Cornwall, TR13 0EW

1,088 Sq Ft  
(101.1 Sq M)

# Summary

- Modern mid terraced industrial unit
- Situated on popular and established estate
- 4 parking spaces
- Available from October 2024

## Location:

Water-ma-Trout Industrial Estate is an established estate, well known as the location of a wide variety of trade counter, industrial and other commercial occupiers.

Helston is a historic market town in close proximity to large parts of Cornwall's South Coast with 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.

This modern industrial unit is located on Water-ma-Trout Industrial Estate and as well as offering an open floorspace, also provides a staff WC. The roller shutter door measures approximately 3.00m high by 3.15m wide. The unit benefits from parking for 4 vehicles. This unit is available immediately upon completion.

## Description:

This mid terraced industrial unit is located within the popular Water-ma-Trout Industrial Estate and the town of Helston. The unit benefits from the use of four car parking spaces and roller shutter door access.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

Approx	sq m	sq ft
Ground floor	101.1	1,088

## Service charge:

xx

## 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.

The tenant will be responsible for internal repair, decoration and repair of windows and doors. The landlord will be responsible for the upkeep of the exterior and common parts where applicable. Landlord will insure the property for reinstatement purposes and recover the premium from the tenant.

## EPC / MEES:

C (71)

## Planning:

We understand that planning permission has been granted for B1, B2 general industrial B8 distribution and warehousing uses.

Potential purchasers are advised to make their own enquiries to Cornwall Council.

## 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 £6,700 effective from 1st April 2017, reference 23024007504000.

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

## Terms:

A new lease is available directly from the landlord, all other terms to be agreed.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction, unless the tenant chooses to abort the transaction at which time they will become responsible for the landlords legal costs.

## VAT:

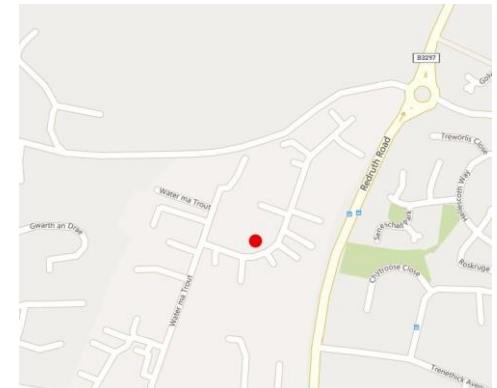
All figures quoted are exclusive of VAT if applicable.

## 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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