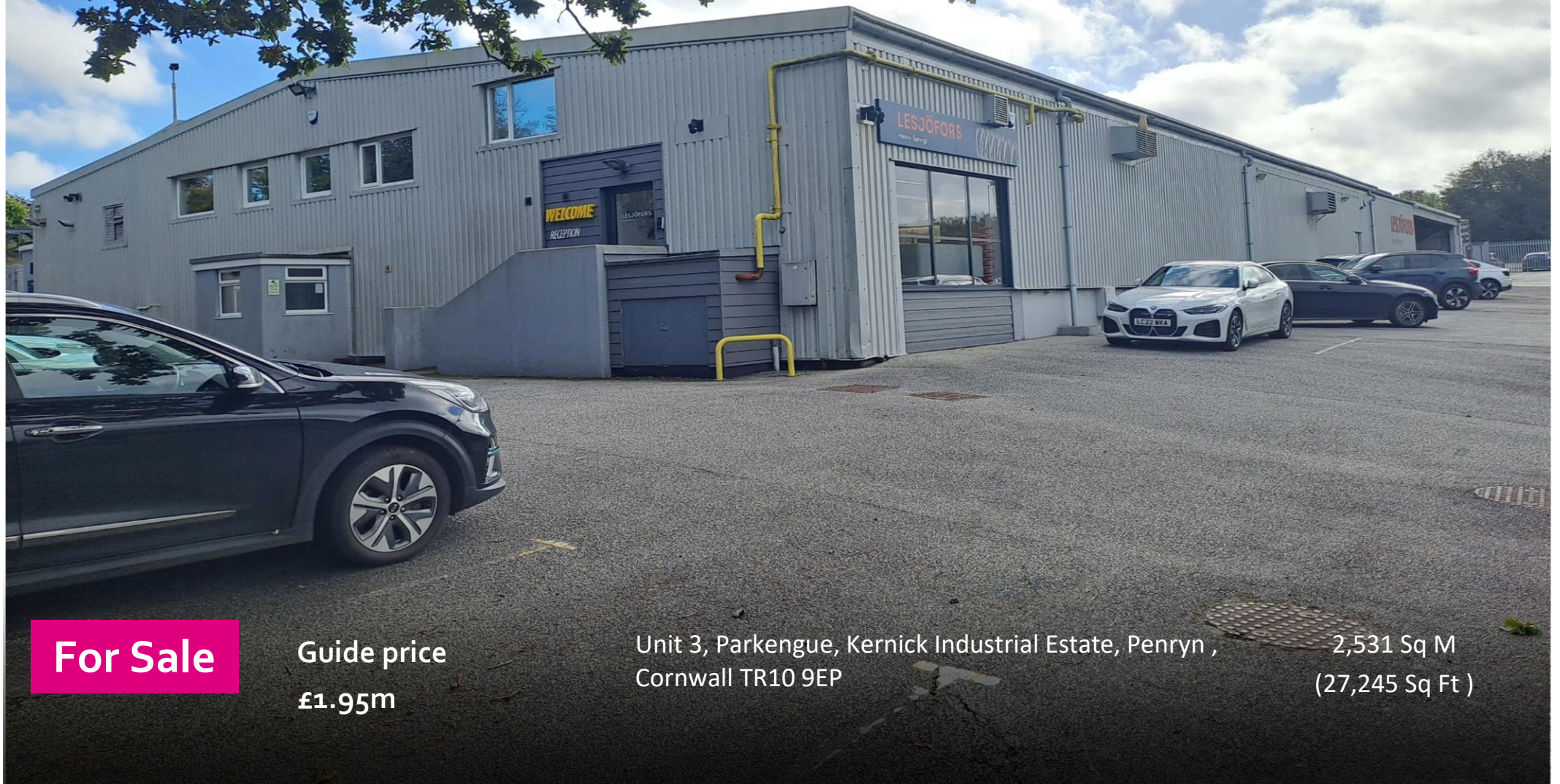


Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

Guide price
£1.95m

Unit 3, Parkengue, Kernick Industrial Estate, Penryn ,
Cornwall TR10 9EP

2,531 Sq M
(27,245 Sq Ft)

Summary

- Rare freehold opportunity
- Well located industrial unit
- Situated on popular Kernick Industrial Estate
- Extensive industrial floor area with loading bay
- Good quality office accommodation
- Ample car parking
- Site with development potential

Location:

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

Description:

A large detached unit on this long established industrial and trade counter estate on the edge of Penryn and the gateway to Falmouth. This property benefits from extensive general commercial floorspace as well as extensive offices and other staff accommodation.

As well as car parking located immediately adjacent to the unit there is an additional level car parking area which does have development potential, subject to planning, if required.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Approx	sq m	sq ft
Main warehouse	2,115	22,766
First floor production offices	60.27	649
First floor admin offices, meeting rooms and welfare	355.89	3,831
Total	2,531	27,245

Overall site area approximately 0.69 ha (1.70 Acres) taken from Nimbus system.

Services:

We understand that mains electricity, water, gas and drainage are all connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries. There is a back-up diesel generator located in a detached building on site.

EPC / MEES:

E (116)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £91,500, therefore making the approximate Rates Payable £49,959 per for 2024/25.

Terms:

The property is available for sale due to the vendors consolidating their business on a site elsewhere. The property is for sale at a guide price of £1.95m. A letting may be considered subject to tenant status and lease terms to be agreed.

Legal fees:

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

Money laundering:

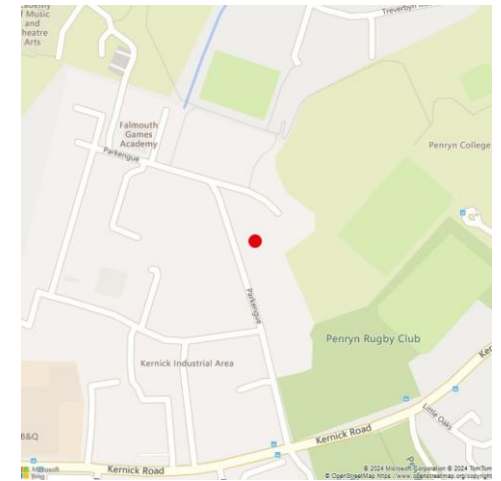
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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created on **edozo**

Plot/lot Scale - 1:1,200

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



