



Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

To Let

£24,000 per annum

Unit 6, Marine Renewable Business Park, Hayle, Cornwall, TR27 4DD

**2,151 Sq Ft
(199.85 Sq M)**

Summary

- Industrial unit at the Marine Renewable Business Park
- Attractive setting on the Hayle River and behind Gwithian Beach
- Close to Hayle town centre and excellent access to the A30
- Built to BREEAM Excellent standard
- Fibre to the cabinet
- Car parking

Location:

Hayle Marine Renewable Business Park is located in an attractive setting at the mouth of the Hayle River directly behind Hayle Beach. Hayle Town centre is close by providing excellent retail, leisure and restaurant amenities.

Transport links are excellent with Hayle located on the A30 link road which is the main arterial route running through Cornwall. Hayle also has a main line train station with regular services to London Paddington.

Description:

Hayle Marine Renewable Business Park is a very popular business park providing a number of modern industrial units.

Unit 6 benefits from excellent eaves height of 6.8m & 12.2m to the apex, a roller shutter door with 4m wide x 6m high for HGV access, and separate pedestrian access to the front and rear. Integral ground floor office space with flexibility to expand to first floor, broadband facilities with fibre to the cabinet, car parking and the development is built to BREEAM Excellent standard.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (6th Edition).

	sq m	sq ft
Total	199.85	2,151

Service charge:

The tenant will pay a maintenance rent of 30% of the annual rent which will facilitate the running and upkeep of the business park.

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:

A (42)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current

Rateable Value is £17,000 therefore making the approximate Rates Payable £8,483 per annum for 2023/24. Reference 25060965705000.

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 effective full repairing and insuring leases with a maintenance rent. The leases will be contracted outside of the 1954 act and a rent deposit equivalent to 3 months occupation charge will be required in addition to a personal guarantor.

Legal fees:

Tenant to contribute £350.00 + VAT towards the landlords legal costs.

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:

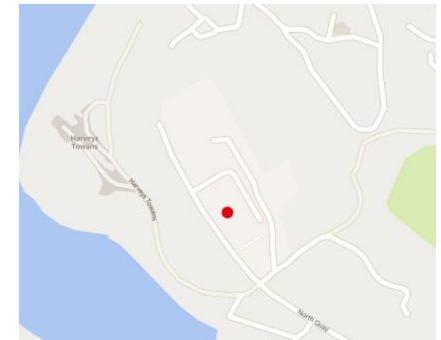
All figures quoted are exclusive of VAT if applicable.

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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