



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
- Double roller shutter door access
- Situated on the popular Water-Ma-Trout Industrial Estate
- Parking available at the front of the property

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.

The unit does currently have a mezzanine installed which may be available to purchase by further negotiations.

Accommodation:

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

	sq m	sq ft
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:

E (101).

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £15,500, therefore making the approximate Rates Payable £7,734.50 per annum for 2024/25.

[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:

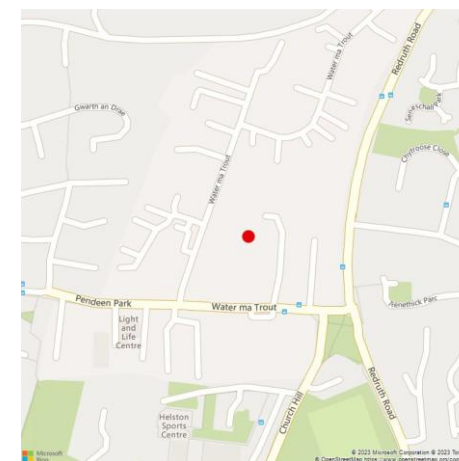
All figures quoted are exclusive of VAT if applicable.

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

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