

Summary

- End of terrace unit
- Well located within Water-Ma-

Trout Industrial Estate

- Office set over two floors
- Parking for 15 cars
- Well connected to West Cornwall

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 11500 in addition to serving a wide catchment area including the Lizard Peninsula and the Royal Naval Air Station at Culdrose.

Description:

A well located office on the popular estate of Water-Ma-Trout, Helston. The premises is an end of terrace unit allowing for suitable parking and spacious accommodation.

The unit benefits from one central staircase leading to further office accommodation as well as a range of meeting rooms. The ground floor benefits from a range of storage as well as a reception area as well as open plan office accommodation.

Accommodation:

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

	sq m	sq ft
Ground Floor	185.96	2,002
First Floor	174	1,874
Total	360	3,875

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:

B (29)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £26,500 effective from the 1st April 2023 reference 2302407501006.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

Terms:

A new lease to be created on Full Repairing and Insuring basis. All other terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to 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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kery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to witesingbusinesspremises could for further information. Vickery Holman for themsetves and for the Venders or Lessors of the property whose Agents they are give notice that 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessors of these sentities and for the selections, dimensions, references to condition and necessary permission for use and occupation, and other details are given hout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

