



To Let

£20,000 per annum

First Floor, Unit 10 Marsh Lane, Hayle Industrial
Park, Hayle, Cornwall TR27 5JR

1,998 Sq Ft
(185.6 Sq M)

- First floor high specification office
- Close to Hayle and the A30
- Parking included
- Dedicated meeting rooms
- Available from August
- Air conditioning throughout

Hayle lies approximately 7 miles from Penzance and approximately 20 miles from Truro, Cornwall's administrative capital, with a resident population in the region of 9,500. Benefitting from a main line railway station on the Penzance to Paddington line, the town has a mixed economy with employment coming from service and industrial sectors as well as tourism, which is a key local factor.

The office is well located within the popular Hayle Industrial Estate. The space itself provides

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Total	185.6	1,998

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.

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From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £15,500 (local council reference number 25060637226100), therefore making the approximate Rates Payable £7,734.50per annum for 2025/26.

Interested parties are advised to confirm the rating liability with Cornwall council.

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

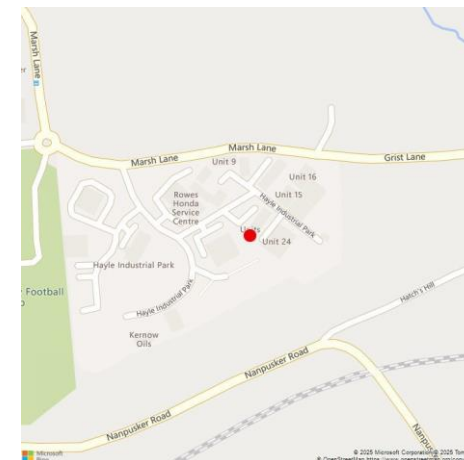
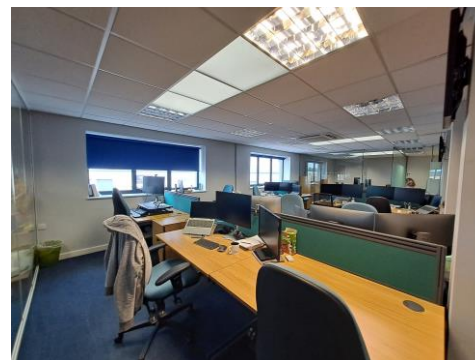
The property is available by way of a new internal repairing and insuring lease. Terms to be agreed.

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

All figures quoted are exclusive of VAT if applicable.

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.

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



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