



To Let

£40,000 pax

**Units 5 & 6, Hellys Court, Water Ma Trout Industrial Estate,
Helston, Cornwall TR13 0EW**

**3,875 Sq Ft
(360 Sq M)**

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.

[Contact](#) 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:

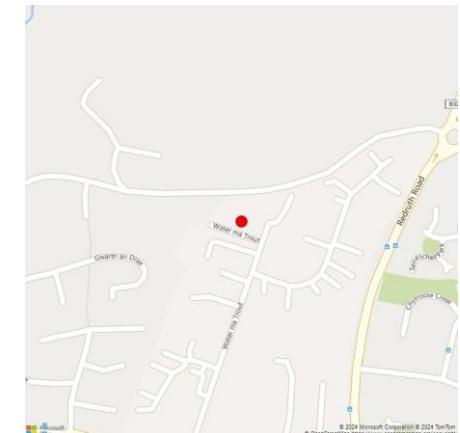
All figures quoted are exclusive of VAT if applicable.

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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