

**To Let**

£6,000 per annum

Unit H1, St Erth Business Park, Hayle, Cornwall TR27 6LP

52.9 Sq M  
(569 Sq Ft)



# Summary

- Modern industrial unit
- Situated in a popular business park
- Good access to A30 and public transport.
- Good starter unit

## Location:

St Erth Business Park is an established industrial, trade counter and office location situated on the A30.

This estate is exceptionally well connected being approximately 8 miles from Camborne, 7 miles from Penzance, 5 miles from St Ives and 20 miles from Truro. St Erth Railway Station, less than 0.3 miles from the Estate, also provides travel to the main Railway Network and also the St Erth - St Ives Branch Line.

## Description:

Modern self contained industrial unit with facilities. Situated in the popular St Erth Business Park. Internally the unit provides clean accommodation suitable for a variety of uses. Please note, no motor trade will be permitted.

The industrial estate is home to a diverse range of businesses including Brewers, Johnsons, Mill House Carpets among others.

There is ample unallocated car parking on site as well as space to pull in, in front of the unit.

\*\* photos are not recent and therefore may be outdated\*\*

## Accommodation:

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

	sq m	sq ft
<b>Total</b>	569	52.9

## Services:

We understand that mains electricity (including 3 phase), 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:

D (81)

## Business rates:

From the Valuation Office Agency website ([www.vo.gov.uk](http://www.vo.gov.uk)) we understand that the current Rateable Value is £3,750, reference 25160260008020.

[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 internal repairing and insuring lease with terms to be agreed.

## Legal fees:

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

## VAT:

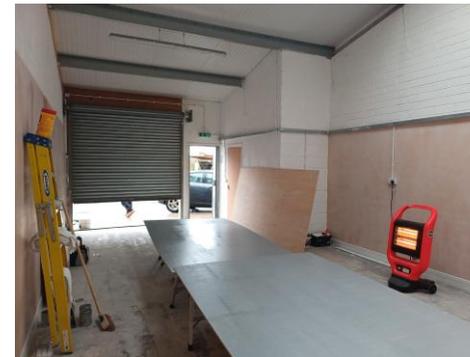
All figures quoted are exclusive of VAT if applicable.

## 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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