



To Let

**Rents from £15,500
per annum**

Plot G, Helston Business Park, Clodgey Lane,
Helston, Cornwall TR13 8FZ

1,098 – 12,442 Sq Ft
(102 - 1,154 Sq M)

Summary

- Available now
- Units from 102 sq m (1,098 sq ft)
- Expressions of interest sought from occupiers
- Readily accessible new estate on the outskirts of Helston
- Nearby occupiers include Howdens, Screwfix, Forms Plus and Bradfords Builders Merchants

Location:

The development is readily accessed off the Helston by-pass adjacent to The May Tree Premier Inn and Hotel. Helston is a popular and growing market town in close proximity to the south coast. The town has a resident population in the region of 11,366 (2021 census) in addition to serving a wide catchment area including the Lizard Peninsula and the Royal Naval Air Station at Culdrose.

Plots B, C, D and F on this development have been completed and have seen Screwfix, Formsplus, Bradfords, Toolstation, Motor Parts Direct and Howdens Joinery taking premises as well as a variety of other occupiers.

Description:

Plot G will consist of units from 102 sq m (1,098 sq ft) which could be combined to suit the needs

of tenants. Units will be completed to a shell and core unless further internal fit out works are agreed separately.

Accommodation:

Phase 3 of the development comprises 11 units in total and will include a block of approximately 510 sq m (5,490 sq ft) and another block of approximately 644sq m (6,932 sq ft) with associated turning, parking and turning for HGV's. Sizes and images are indicative and may be liable to change as plans are finalised.

Plot G	sq m	sq ft	Rent
Block G1			
Unit 1	Let		
Unit 2	Let		
Unit 3	102	1098	£15,500
Unit 4	118	1270	£17,950
Unit 5	118	1270	£17,950
Unit 6	102	1098	£15,500
sub	440	4,736	
Block G2			
Unit 7	102	1098	£15,500
Unit 8	102	1098	£15,500
Unit 9	102	1098	£15,500
Unit 10	102	1098	£15,500
Unit 11	102	1098	£15,500
sub	510	5,490	
Total GIA	1,154	12,422	

Service charge:

There will be a service charge in place for the upkeep of the estate and landscaping. Further details will be available on request.

Services:

It is understood that mains electricity, water and drainage will be connected to the properties. Solar panels will be installed and each unit will benefit from power generated from the panels.

EPC / MEES:

To be assessed on completion.

Planning:

Planning permission granted reference PA22/04002.

Business rates:

To be assessed on completion.

Terms:

New leases are available for these units with a minimum term of 10 years.

Legal fees:

Each party to pay their own legal fees incurred unless expressly agreed otherwise.

VAT:

VAT will be applicable to the rent and all other outgoings where appropriate.



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

Alan Treloar

Tel: **07841 150714**

Email: atreloar@vickeryholman.com

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP

