



To Let

£11,500 per annum

Unit 8, 74 Stennack Road, Holmbush Industrial Estate, St. Austell, Cornwall, PL25 3JQ

1,662 Sq Ft
(154.4 Sq M)

Summary

- Lock up commercial unit
- Partial mezzanine
- Situated on a popular industrial estate
- 2 allocated parking spaces with customer parking available
- Nearby occupiers include City Electrical Factors & National Windscreens

Location:

St. Austell is a principal town in Cornwall sitting on the A39 between Truro and Liskeard. It lies approximately 10 miles from the A30 at Bodmin and approximately 16 miles to the east of Truro, the main commercial and administrative centre of the county. The town has the benefit of a main line railway station and currently has a population of around 34,500.

Description:

An end of terrace commercial unit, benefiting from having a partial mezzanine fitted. On the first floor mezzanine this space is partitioned into two office spaces, with the potential of making it one larger open plan office space.

Accommodation:

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

	sq m	sq ft
Ground Floor	92.90	1000
Mezzanine	61.54	662.41
Total	154.44	1,662.41

Service charge:

A service charge £520.20 per annum and building insurance of £250.77 per annum is also payable. Both are subject to VAT.

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:

D(99)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £10,750. Therefore making the approximate Rates Payable £4,644 per annum from April 2026. Small Business Rate Relief may be available [Business rates relief: Types of business rates relief - GOV.UK](#).

[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 effective full repairing and insuring lease.

Legal fees:

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

VAT:

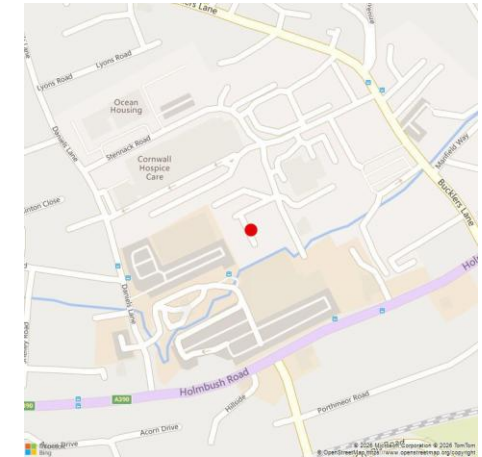
All figures quoted are exclusive of VAT if applicable.

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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