



To Let

From - £5,000 pax

Close to New A30 Link Road

Yard Space At Singlerose Depot, Singlerose Road,
Stenalees, St. Austell, Cornwall PL26 8TD

0.044 - 0.195 Acres
(1,917 – 8,494 Sq Ft)

Summary

- Secure yard areas
- New leases available
- Good connections to the A30
- Flexible terms

Location:

Singlerose is located on the outskirts of St Austell on the A391. The recently opened St Austell to A30 link road is in close proximity to this property and improves road connections to the A30. There is one entrance to the estate and a road that runs through the middle providing access to the yards.

Description:

Singlerose comprises a small estate of industrial units and yard areas. There are 3 yard areas available, as per the plan. The areas have not yet been fenced, but will be prior to completion.

Plot 1 is surfaced with stones but vegetation has grown over this. Plots 2 and 3 are surfaced with concrete. The yards can be taken together or separately to suit requirements.

Accommodation:

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

Measurements have been taken from Edozo and are approximate given the fencing has not yet been installed.

Approx	acres	sq ft
Plot 1 - stoned	0.135	5,893
Plot 2 - concrete	0.195	8,494
Plot 3 - concrete	0.044	1,917
Total	0.374	16,304

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

There are no services connected to the yards.

EPC / MEES:

Not required.

Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

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

Terms:

The yards are available by way of a new full repairing and insuring lease. Terms to be agreed.

Yards	Rent Per Annum
Plot 1	£6,000
Plot 2	£12,500
Plot 3	£5,000
Total	£23,000

Legal fees:

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

VAT:

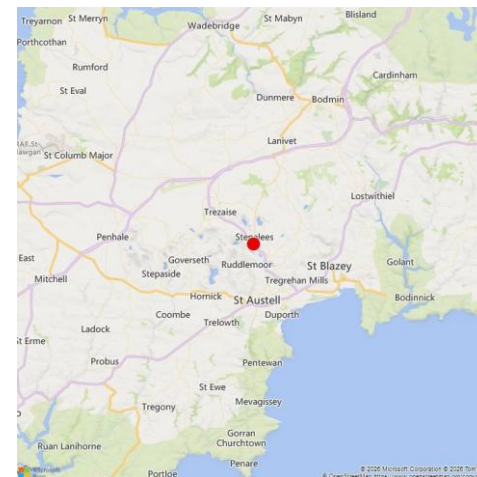
The property has been elected for VAT and therefore VAT will be charged on the rent.

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 agents.



CONTACT THE AGENT

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Plot 1 = 0.135 acres / 5,893 sq ft



Plot 2 = 0.195 acres / 8,495 sq ft



Plot 3 = 0.044 acres / 1,917 sq ft

