
Vickery Holman
Property Consultants
Cornwall | Devon | Somerset | Bristol
88
86
84
To Let
£8,000 per annum
Unit 2, 86 Stennack Road, Holmbush Industrial Estate, St. Austell, Cornwall, PL25 3JQ
759 Sq Ft
(70.5 Sq M)

Summary

- Industrial unit with mezzanine offices
- Popular industrial estate
- Designated car parking and additional visitor spaces
- Would suit a variety of occupiers
- No motor trade uses

Location:

The unit is located in a popular estate setting on Stennack Road on the Holmbush Industrial Estate, the largest and most established estate in St Austell. St Austell is one of Cornwall's principal towns providing a wide range of amenities, services and industry along with a large permanent population of circa 34,700.

Transport links are excellent being located just off the A390 which provides links to Truro in the West and Plymouth to the East (via the A38). The A30 is also within close proximity just 7 miles to the north (via the A391). St Austell has a main line railway station in the town centre.

Description:

A terraced industrial unit which has ground floor workspace/storage and an attractive office on a mezzanine floor. The unit benefits from two designated car parking spaces and the common use of additional visitor car parking.

Accommodation:

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

	sq m	sq ft
Ground Floor	56.8	611
Mezzanine	13.8	148
Total	70.5	759

Service charge:

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

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:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £7,800 effective from 1st April 2026 reference 26207461516010.

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 full repairing and insuring lease at a rent of £8,000 per annum exclusive. all other terms to be agreed.

Legal fees:

Each party to be responsible for their own legal costs in relation to the transaction.

VAT:

We understand the property has been elected for VAT and will therefore be chargeable on all outgoings.

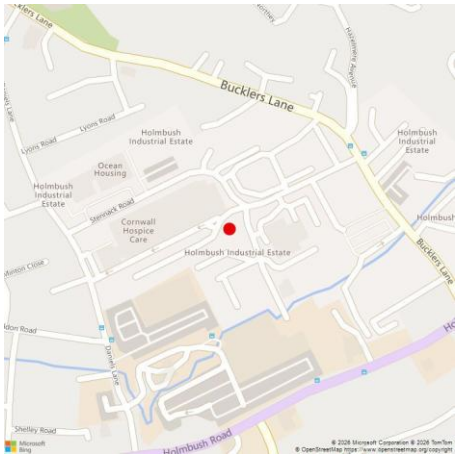
Code for leasing business premises:

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.





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Vickery Holman Property Consultants

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

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