



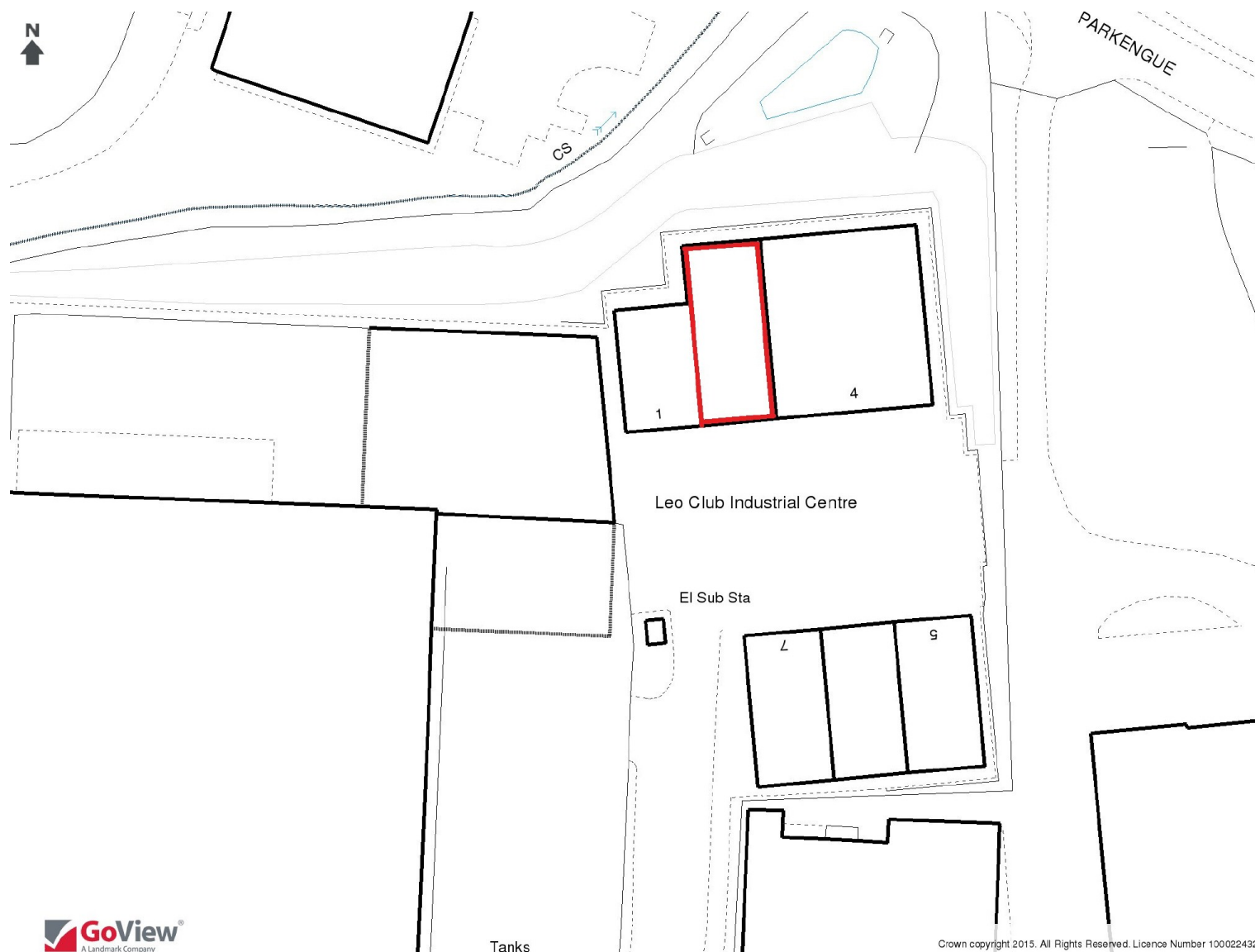
Unit 2 Leo Cub Industrial Estate
Kernick Road, Penryn TR10 9DQ

Miller Commercial 
Chartered Surveyors and Business Property Specialists

£30,000 Per Annum Excl Leasehold

A modern purpose built industrial unit situated in a popular development known as the Leo Cub adjoining B & Q in Penryn close to the A39 link road. The premises are offered by way of a new full repairing and insuring lease. They have until recently been used for food production and include white walled space on the ground floor with a substantial mezzanine above last utilised as a food development kitchen and staff training area but equally suited for office use.

- MODERN PREMISES - 100% MEZZANINE
- FITTED OUT FOR FOOD PRODUCTION
- FIRST FLOOR OFFICES/ PRODUCTION/STORAGE
- INTERNAL INSPECTION RECOMMENDED
- ENERGY PERFORMANCE ASSET RATING - APPLIED FOR



LOCATION

Leo Cub is situated behind B&Q and has direct access to Kernick Road which also serves Penryn from the A39. Nearby occupiers include Asda, Penryn Plastics, Howdens, Screwfix, Doggies and Moggies, Jewsons and WC Rowe amongst others.

DESCRIPTION

The premises comprise a building of steel portal framed construction with profile steel sheeting and excellent access with up and over doors. A mezzanine floor has been erected throughout the building. It is configured so that there is a food production unit on the ground floor which is "white walled" together with offices, training rooms and storage at first floor level.

ACCOMMODATION

Ground Floor

Depth 23.05m Width 9.58m Area 220.8 sq.m (2377 sq.ft)

First Floor

Depth 23.50m Width 9.84m Area 231.2 sq.m (2489 sq.ft)

Total 452.1 sq.m (4866 sq.ft)

4 Parking Spaces

TENURE

The premises are offered by way of a new Full Repairing and Insuring lease at an annual rental of £30,000.

LEGAL COSTS

The ingoing lessee to bear the outgoing lessee's and landlord reasonable legal and professional costs in connection with the transaction.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £26,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property has been applied for and will be available shortly.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk

VIEWING: Strictly by prior appointment through Miller Commercial.

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