



NEW INDUSTRIAL UNITS, TREVENWYTH, LELANT, ST IVES

Trevenwyth Rural Workshops are a brand new development of 6 units, with only Unit 5 now available, in Lelant on the edge of both St Ives & Carbis Bay.

These new light industrial and office units are rarely available in this locality and are offered with new full repairing leases.

Please note that due to the car park arrangements the units are not suitable for use by a garage.

RENTAL: £9,500 PAX

- BRAND NEW LIGHT INDUSTRIAL AND OFFICE UNITS
- AVAILABLE IMMEDIATELY
- ONLY UNIT 5 AVAILABLE
- 64.8 SQ M (698 SQ FT)
- RURAL LOCATION, YET CLOSE TO ST IVES, HAYLE, AND THE A30
- 2 PARKING SPACES PER PLOT

SUMMARY:

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LOCATION:

The premises are situated off the A3074/St Ives Road on a spacious site with generous forecourts/parking with views over the adjoining countryside.

PREMISES:

Brand new units of steel portal framed construction with roller shutter doors on 3 units with 1 unit being a more traditional office front. The buildings include the main area with lean-to behind incorporating WC (with scope to install a shower) and kitchen area.

Please note that due to the car park arrangements the units are not suitable for use by a garage.



SCHEDULE OF ACCOMMODATION:

Unit 5:
Main Space: w. 8.75 m x d. 6.28
Rear Section: w. 2.42 m x d. 4.07 m

LEASE TERMS:

The premises are offered on a 6-year term, internal repairing and decoration only, a tenant only break option in year 3, following not less than six months' notice, alongside a maintenance charge to be confirmed and the lease will be excluded from the Landlord & Tenant Act 1954, meaning the tenant will not have the automatic right to renew the lease

Unit 5: £9,500 PAX

VAT:

This will be payable in addition to the rental.

BUSINESS RATES:

These have yet to be assessed.



LOCAL AUTHORITY:

Cornwall Council
General Enquires 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

LEGAL COSTS:

Each party to bear their own.

SERVICES:

Prospective owners should make their own enquires of the appropriate statutory undertakers:

Western Power: 0845 601 2989
South West Water: 0800 169 1144

ENERGY PERFORMANCE CERTIFICATE:

These have yet to be assessed but will be done so prior to lease completion.

CONTACT INFORMATION:

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

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