



NEW INDUSTRIAL UNITS, LOWER TROLVIS WORKS, LONGDOWNS, PENRYN, TR10 9PL

A terrace of 3 brand new light industrial units well located to access Falmouth, Penryn, and Helston. Currently under construction, due for handover Q4 2023. The properties are located in an established industrial compound and are well suited to a variety of uses.

- **BRAND NEW INDUSTRIAL UNITS**
- **1,473 SQ FT (136.8 SQ M)**
- **WELL LOCATED TO ACCESS PENRYN & FALMOUTH**
- **INDUSTRIAL LOCATION WITHIN GATED COMPOUND**
- **NEW LEASE AVAILABLE**
- **EPC TBC UPON PRACTICAL COMPLETION**

£16,000 PER ANNUM EXCLUSIVE

LOCATION:

The premises are situated in an established industrial location at Longdowns which is easily accessed from the A394, the primary route connecting Penryn/Falmouth and Helston.

PREMISES:

The premises comprise a terrace of 3 x brand new industrial units which are under construction with delivery imminent. The units are steel portal frame construction with pre cast concrete panels to the lower section and insulated sheet profile to the remaining exterior and roof panels. The units are to have roller shutter doors, a pedestrian door, electric lighting, power and W.C. provision. An internal office, data cabling and additional power points are potentially available subject to negotiation. Parking to be provided in an area to be directed.

Three phase electricity is available on site.

SCHEDULE OF ACCOMMODATION:

3 x Units each comprising the following approximate measurements according to the plans:

1,473 Sq Ft (136.8 Sq M) GIA
 Maximum internal depth 11.43m
 Maximum internal width 12m
 Roller shutter: 3.65m wide x 4m high

4 x Parking spaces will be allocated to each unit. Yard space and additional parking spaces are available via separate negotiation.

**LEASE TERMS:**

The premises are available to let on a new full repairing and insuring leases.

SERVICE CHARGE:

A service charge to be administered towards the common parts of the estate including the service road and external cleaning of the units. Further details available upon request.

LEGAL COSTS:

The ingoing tenant to pay the landlords reasonably incurred legal costs in the preparation of the lease, capped at £1,500+VAT.

VAT:

We have been advised the units will be elected for VAT.

BUSINESS RATES:

The properties to be assessed upon the completion of the letting.

ENERGY PERFORMANCE CERTIFICATE:

The properties are considered exempt from requiring an EPC due to their industrial nature. Should an internal office be required, an EPC to be commissioned upon completion of the works at the tenants expense.

CONTACT INFORMATION:

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

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 Email th@miller-commercial.co.uk

or

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