



UNIT M QUESTMAP BUSINESS PARK , LONGROCK
INDUSTRIAL ESTATE, LONGROCK, PENZANCE, TR20 8HX
PRICE £15,000 PER ANNUM





Contact

For Further Details or to arrange to view please contact:
Questmap Ltd
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Location

Penzance is one of the principal towns in West Cornwall with a population of over 20,000 and a strong tourist trade throughout the year. It benefits from a direct rail link to Exeter and London and provides a thriving and well established port providing access to the Isles of Scilly. Long Rock Industrial Estate can be found on the outskirts of town, with excellent access to the A30 trunk road and the A394 providing quick and easy access to Camborne, Redruth, Truro and Exeter further east. The premises will be located within the Questmap park which is located just off Longrock Road, and benefits from a number of national companies choosing to trade from hear including, The Range, Toolstation, Euro Car Parts, Howdens, e.t.c just to name a few.

Description

Unit M is a newly constructed modern mid terraced unit , B1/B8 space of 1,500 sqft (Ground floor of 1000sqft and first floor 500sqft) the unit has been finished to a good standard throughout and provides Roller Shutter door, separate pedestrian entrance, W.C, kitchenette area, and first floor Mezzanine Space.

Terms

Available by way of a new 15 year lease, with 5 yearly landlord breaks and 5 yearly rent reviews at an initial rent of £15,0000 per annum

Rates

Business Rates The premises have not yet been rated for business rates and any interested party would contact the valuation office for approximate charges

Service Charge

The premises will be subject to a service charge contribution, towards the up keep of the communal areas, roadways and landscaping. The charge for the year 2019—2020 £1,035 per annum.

Building insurance

The building will be subject to a building insurance the anticipated charge for 2019—2020 is £667.80

Parking

The premises will benefit from the right to park 2 vehicles.

Planning

B1/B8