



**For Sale**  
**To Let**

£620,000 - £2,510,000  
£47,000 pax - £190,000 pax

Cornwall Services Business Park,  
Victoria, Roche, Cornwall, PL26 8UF

3,242 Sq Ft - 13,147 Sq Ft  
(301.2 - 1,221.4 Sq M)

# Summary

- Brand new units
- Prominent site at the entrance to Cornwall Services
- Would suit trade users
- Sizes can be flexible
- Other land is available to suit requirements
- Pre-lets or pre-sales available
- Planning permission granted
- Could be available within 9 months (subject to completion of legal work)

## Location:

The properties are located at the entrance to Cornwall Services which is accessed directly from the Victoria Interchange Junction of the A30 at Roche.

## Description:

Planning permission has been granted (Application Reference PA23/10387) for the construction of 4 units which will be situated at the entrance to Cornwall Services and form part of the new Cornwall Services Business Park. The units will comprise of an open warehouse area with an office / mezzanine. There will be parking and loading to the front of the units. The size of the units could be altered to suit requirements. There is a small level change between Units 2 & 3. The units will be finished to a standard shell specification.

If occupiers require internal alterations to suit their requirements this can be considered as part of the deal agreed.

There is further development planned at Cornwall Services Business Park, so if these units don't fit your requirement then we will be able to house your requirement elsewhere on the site, please enquire.

## Accommodation:

All areas are approximate and taken from architects plans. Measurements are gross internal.

	sq m	sq ft
<b>Unit 1</b>		
Warehouse	237.3	2,554
Office/mezz	63.9	688
<b>Total</b>	<b>301.2</b>	<b>3,242</b>
<b>Unit 2</b>		
Warehouse	242.4	2,609
Office/mezz	67.1	722
<b>Total</b>	<b>309.5</b>	<b>3,331</b>
<b>Unit 3</b>		
Warehouse	242.4	2,609
Office/mezz	67.1	722
<b>Total</b>	<b>309.5</b>	<b>3,331</b>
<b>Unit 4</b>		
Warehouse	237.3	2,554
Office/mezz	63.9	688
<b>Total</b>	<b>301.2</b>	<b>3,242</b>

## Service charge:

A service charge will be levied for the upkeep of the estate.

## Services:

Mains electricity, water and drainage will be connected to the property.

## EPC / MEES:

An EPC will be provided once the units are completed.

## Business rates:

Business rates will be assessed once the units are completed.

## Terms:

The units are available by way of a pre-let or pre-sale basis. Leases will be full repairing and insuring.

	Rent	Price
<b>Unit 1</b>	£47,000 pax	£620,000
<b>Unit 2</b>	£48,000 pax	£635,000
<b>Unit 3</b>	£48,000 pax	£635,000
<b>Unit 4</b>	£47,000 pax	£620,000

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

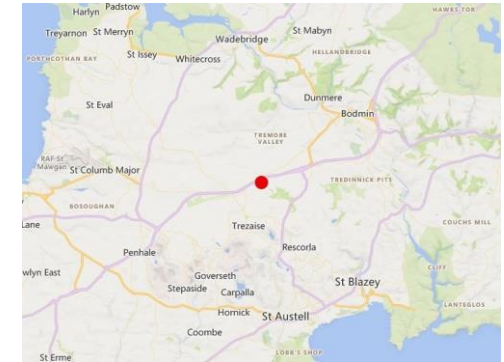
## Code for leasing business premises:

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.



## CONTACT THE AGENT

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