

**UNIT 5 ST AUSTELL BAY BUSINESS PARK, PAR MOOR ROAD, ST AUSTELL PL25 3RF**



- INDUSTRIAL PREMISES
- ESTABLISHED TRADING ESTATE LOCATION
- INTERNAL INSPECTION RECOMMENDED
- NEW LEASE AVAILABLE

## LOCATION

St Austell Bay Business Park is situated on the outskirts of St Austell and benefits from easy access to the A390, A391 and A30. Other occupants on site include Brandons Tool Hire and Plumb Centre.

## PROPERTY / BUSINESS

A mid-terrace industrial unit with gross internal area of 5,174 sqft. The premises are divided into warehouse and showroom space with a mezzanine level providing office accommodation.

## SCHEDULE OF ACCOMMODATION

(all areas and dimensions are approximate)

	Depth (Max)	Width (Mean)	Area Sq m	Area Sq ft
Warehouse	18.08	17.69	319.8	3,443
Inc WC				
Showroom	18.08	8.90	160.9	1,732
Mezzanine	9.52	8.90	84.7	912
<b>Gross Internal Area</b>	-	-	<b>480.7</b>	<b>5,174</b>

## LEASE TERMS:

The premises are immediately available by way of a new proportional full repairing and insuring lease.

## LEGAL COSTS:

The incoming tenant is to bear the landlord's reasonable legal costs incurred in connection with the transaction whether the matter proceeds to completion or otherwise.

## GENERAL INFORMATION

### LOCAL AUTHORITY:

Cornwall Council  
 General Enquiries 0300-1234-100  
 Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### BUSINESS RATES:

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171

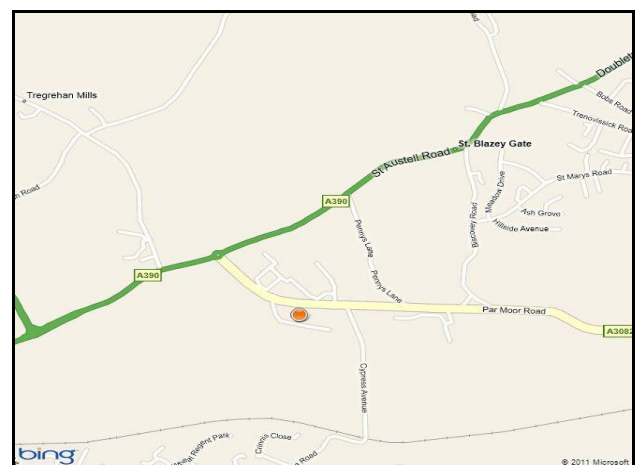
### VAT:

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

### SERVICES:

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

Western Power: 0845 601 2989  
 South West Water: 0800 169 1144  
 Transco: 0800 111 999



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## FINANCE FACILITIES:

If you require further information, we are in touch with many leading brokers and in the first instance, please contact our office in Truro -telephone 01872 247035.

**ENERGY PERFORMANCE CERTIFICATE:** We are in receipt of an EPC, which is available upon request.

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract; **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent; **[e]** Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.

**VIEWING:** Strictly by prior appointment through Miller Commercial