Miller Commercial

Chartered Surveyors and Business Property Specialists





UNIT 6A LONGROCK INDUSTRIAL ESTATE, PONIOU ROAD, LONGROCK, PENZANCE, TR20 8HX

Located on Longrock Industrial Estate, the main business park in Penzance, this is a great opportunity to be part of a highly demanded and diverse estate - home to trade counters, independent businesses, gyms, manufacturers, engineers as well as food and drink producers.

The unit comprises a lock up light industrial unit benefitting from a recent overhaul to include new uPVC double glazed windows and doors, new insulated, profile metal sheet roof and a modern, full height electric roller shutter door. Internally, the unit benefits from a WC and tea point. There is parking to the front for up to 4 vehicles.

£16,000 per annum excl

- **TO LET**
- **VERSATILE LIGHT INDUSTRIAL UNIT**
- **IN THE VERY POPULAR LONGROCK ESTATE ON THE APPROACH TO PENZANCE**
- **EASY ACCESS TO THE A30**
- **1,498 SQ FT (139 SQ M)**
- **CURRENT EPC HAS EXPIRED AND A NEW ONE HAS BEEN ORDERED - ANTICIPATED READY BY APRIL 2025**

LOCATION:
Located on Longrock Industrial Estate, the main business park in Penzance, this is a great opportunity to be part of a highly demanded and diverse estate, home to trade counters, independent businesses, gyms, manufacturers, engineers as wel as food and drink producers. Longrock is situated on the approach to Penzance with excellent access to the A30 trunk road heading east and west and the A394 to Helston. The estate is situated approximately one mile from Penzance and 1.5 miles from Marazion.

DESCRIPTION:
A lock up light industrial unit benefitting from a recent overhaul to include new uPVC double glazed windows and doors, plus new insulated, profile metal sheet roof and cladding to the upper parts of the elevations. A modern, full height roller shutter door allows easy loading and access. Internally, the unit benefits from a WC and tea point. There is parking to the front for up to 4 vehicles.

SCHEDULE OF ACCOMMODATION:
The unit measures 1,498 sq ft (139 sq m) internally.

SERVICE CHARGE:
There is a maintenance rent of 12.5% of the annual rent to cover the maintenance and upkeep of the common parts of the estate.

LEASE TERMS:
The premises are available by way of a new lease from the landlord on terms to be agreed.

VAT:
All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:
The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £11,250.

Small businesses operating out of a single business premises may be able to benefit from rates relief on this property. Please make your own enquiries with the local authority into how much rates you may have to pay.

ENERGY PERFORMANCE CERTIFICATE:
The EPC for this property has expired a new EPC has been commissioned. It is expected to be ready by April 2025.

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

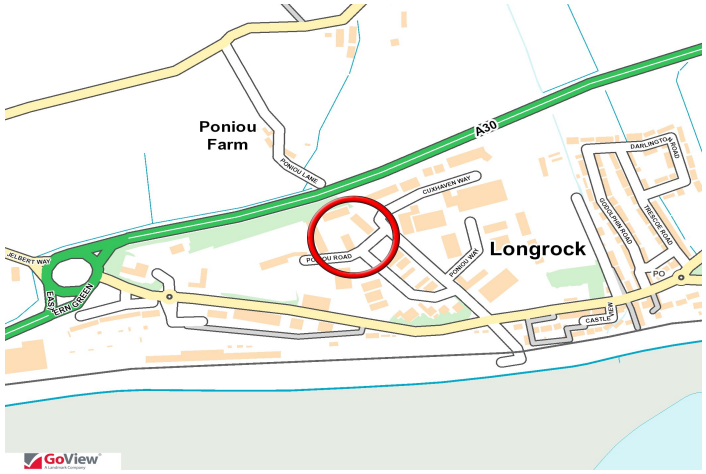
Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

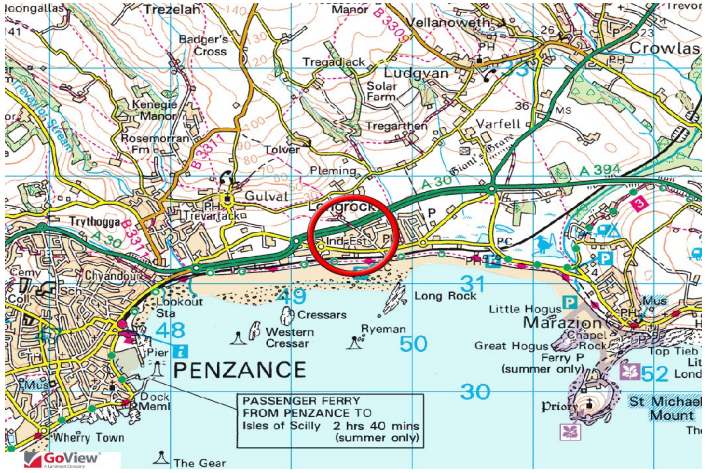












AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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