

VICTORIA TE
ROCHE. CORNWALL



A Striking new business development in the heart of Cornwall
Immediate access to the Roche Junction of the new A30.

m_space

>> BUSINESS SPACE

TO LET

www.m-space.co.uk

Business Units from 2,070 ft² [192m²] to 5,270 m² [490 m²]



■ Inset: Front elevation units 14 / 15



Front Elevation Units 9 - 12 ■

Victoria Trading Estate comprises a development of 15 Industrial / Business units arranged around a central courtyard.

Unit sizes vary from 2,070 ft² [192 m²] and 5,270 ft² [490 m²].

The buildings have a contemporary styling using a mixture of silver cladding, grey detailing and stylish blockwork. All units have fitted offices and electric roller shutter doors for access to the production area.

Key Terms Units are offered on the following basic terms:

Term - A standard 6 year term. Shorter terms are available on request ⁽¹⁾

Rent - Rent is inclusive of Occupational Rent and Estate Services and is subject to an increase at the end of the 3rd year ⁽²⁾. Buildings insurance is charged separately and in addition to this.

All rents and charges are subject to VAT at the standard rate.

Details are accurate at the time of printing but are subject to change. Please check directly with our agents. All measurements are approximate.

Notes: (1) A higher rental will apply to shorter lease terms. (2). Rent increases at the end of year 3 will be applied on the basis of 3% per annum

Victoria Trading Estate reflects the *m_space* commitment to providing modern, high quality space to SMEs (Small and Medium Sized Enterprises). The contemporary styling and practical design meets the needs of today's businesses and is all delivered within our core values: **One Price** - The Rent includes the cost of occupying the premises and the estate services. Leases are structured with known rental increments reflecting inflation thereby removing the uncertainty of open market rent reviews. **Simple Lease** - Our standard short form lease is simple, concise and easy to understand, reducing legal costs and giving you quicker access to the property. **Turn-Key** - Units are fitted out to a standard that allows you to start business almost immediately.



■ Exterior Elevation - Unit 6



■ Warehouse Access - Unit 14



■ Rear Elevation Unit 14

Building Specification

Offices incorporate: Suspended Ceiling with integral lighting; Heating and small power; Unisex / disabled toilet facilities; Kitchen area.

Production area incorporates: 6m eaves height within a portal frame structure. Electric Roller shutter door to front of building (4.5m clear height). Power floated concrete floors; High Bay Metal Halide Lighting; Power supply with three phase and 100AMP/phase board; minor power supplied within the factory

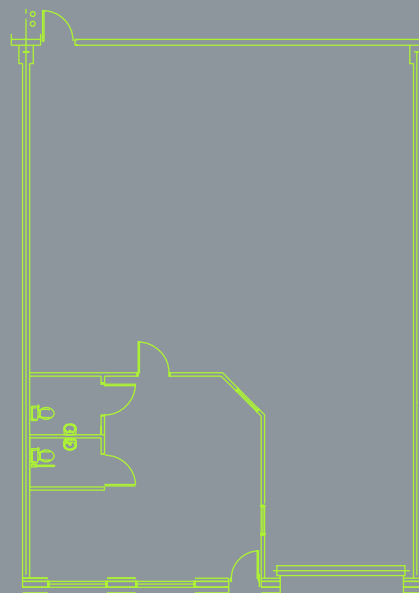
Estate Services

M_Space focuses on the building to let you focus on your business. The following estate services are included within your rent:

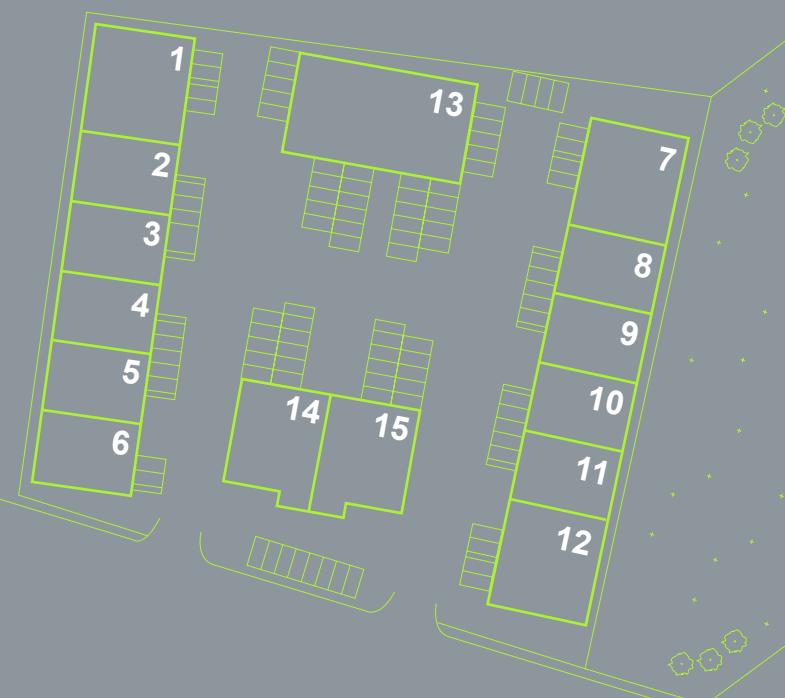
Maintenance	Maintenance of the building exterior (Roof, Walls, Windows, Roadways and Access ways)
Landscaping	Maintenance of all the landscaped areas
Security	CCTV system
Cleaning	Cleaning of the common areas of the estate and exterior of the buildings



■ Typical Unit Interiors



■ Typical Unit Floorplan



■ Estate Plan and Unit List

UNIT 1	3160 ft2 (293 m2)
UNIT 2	2070 ft2 (192 m2)
UNIT 3	2070 ft2 (192 m2)
UNIT 4	2070 ft2 (192 m2)
UNIT 5	2070 ft2 (192 m2)
UNIT 6	2090 ft2 (194 m2)
UNIT 7	3160 ft2 (293 m2)
UNIT 8	2070 ft2 (192 m2)
UNIT 9	2070 ft2 (192 m2)
UNIT 10	2070 ft2 (192 m2)
UNIT 11	2070 ft2 (192 m2)
UNIT 12	3150 ft2 (293 m2)
UNIT 13	5270 ft2 (490 m2)
UNIT 14	2860 ft2 (265 m2)
UNIT 15	2860 ft2 (265 m2)



■ Exterior Elevation - Units 1- 6 at dusk

Property Location

VICTORIA TRADING ESTATE

Roche
Cornwall
PL26 8LX

Agents Info

SMART COMMERCIAL PROPERTY

01872 300 401

www.scp.uk.com



■ Victoria Trading Estate is ideally located within 1 mile of the A30 dual carriageway.
Access is from the Roche Junction of the A30