



UNIT 7B, TREGONIGGIE, FALMOUTH



UNIT 7B TREGONIGGIE INDUSTRIAL ESTATE FALMOUTH CORNWALL TR11 4SN

- Falmouth industrial units to let
- Located on the well-established Tregonigge Industrial Estate, a prime commercial hub in Falmouth
- Total Gross Internal Area - 186.80 sq m (2,011 sq ft)
- Suitable for a variety of uses including light industrial, storage, office
- Excellent accessibility with good transport links to Falmouth town centre and surrounding areas
- On-site parking



RENT - £20,000 PER ANNUM + VAT

LOCATION

The property is located on the outskirts of Falmouth, a significant coastal port and maritime town in south Cornwall situated approximately 12 miles south of Truro, and approximately 10 miles east of Helston.

Falmouth has an estimated resident population of approximately 24,000. Together with the neighbouring town of Penryn, Falmouth is the home of the Cornwall University, attracting a substantial student population to the region.

The property is located within Tregonigge Industrial Estate, on Bickland Water Road, just one mile from the A39. Situated on the western edge of Falmouth, this established business park is one of the town's premier locations for both office and light industrial space.

DESCRIPTION

The property is accessed from the front elevation via a pedestrian access door or roller shutter door leading into the main areas. Internally, Unit 7b incorporates an office/store to the front, open-plan warehouse, and two toilets located to the rear. Set behind the roller shutter door is a separate workshop bay leading into the open-plan main area together with access to a further office at the rear of the building.

ACCOMMODATION

Unit 7b

Ground floor	186.80 sq m (2,011 sq ft)
Front Office	7.3 x 4.7m
Second Office	3 x 4.4m
Workshop behind Loading Bay	8.79 x 4.71m
Rear Store/Office	2.6 x 2.39m

LEASE TERMS

The premises are offered by way of a new lease on the following basis:-

Term	: 5/10 years
Rent Review	: 3-yearly to open market or RPI, whichever is the higher
Repair	: Tenant has full internal repairing obligations, landlord repairs the structure
Rent	: £20,000 per annum
Maintenance Rent	: A 15% plus VAT maintenance rent will be applicable in addition to the rent to cover insurance, retained parts, car parking, common areas and landscaping

SERVICES

Services connected to the premises include mains water, drainage and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

BUSINESS RATES

The property has a Rateable Value of **£28,000** (VOA website 2026 List). Prospective tenants should confirm actual rates payable with the local billing authority (www.tax-service.gov.uk/business-rates-find). In the event of 7A/7B being seperated a new business rate will have to be assessed.

EPC

The premises has an EPC Rating of B under Certificate Reference Number 6518-7234-7277-0259-8144.

VAT

We are advised VAT is applicable.

ANTI MONEY LAUNDERING REGULATIONS

Prospective tenants are to provide ID to comply with the current Money Laundering and Estate Agency Act regulations.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole agents.

SBC Property

Daniell House
Falmouth Road, Truro
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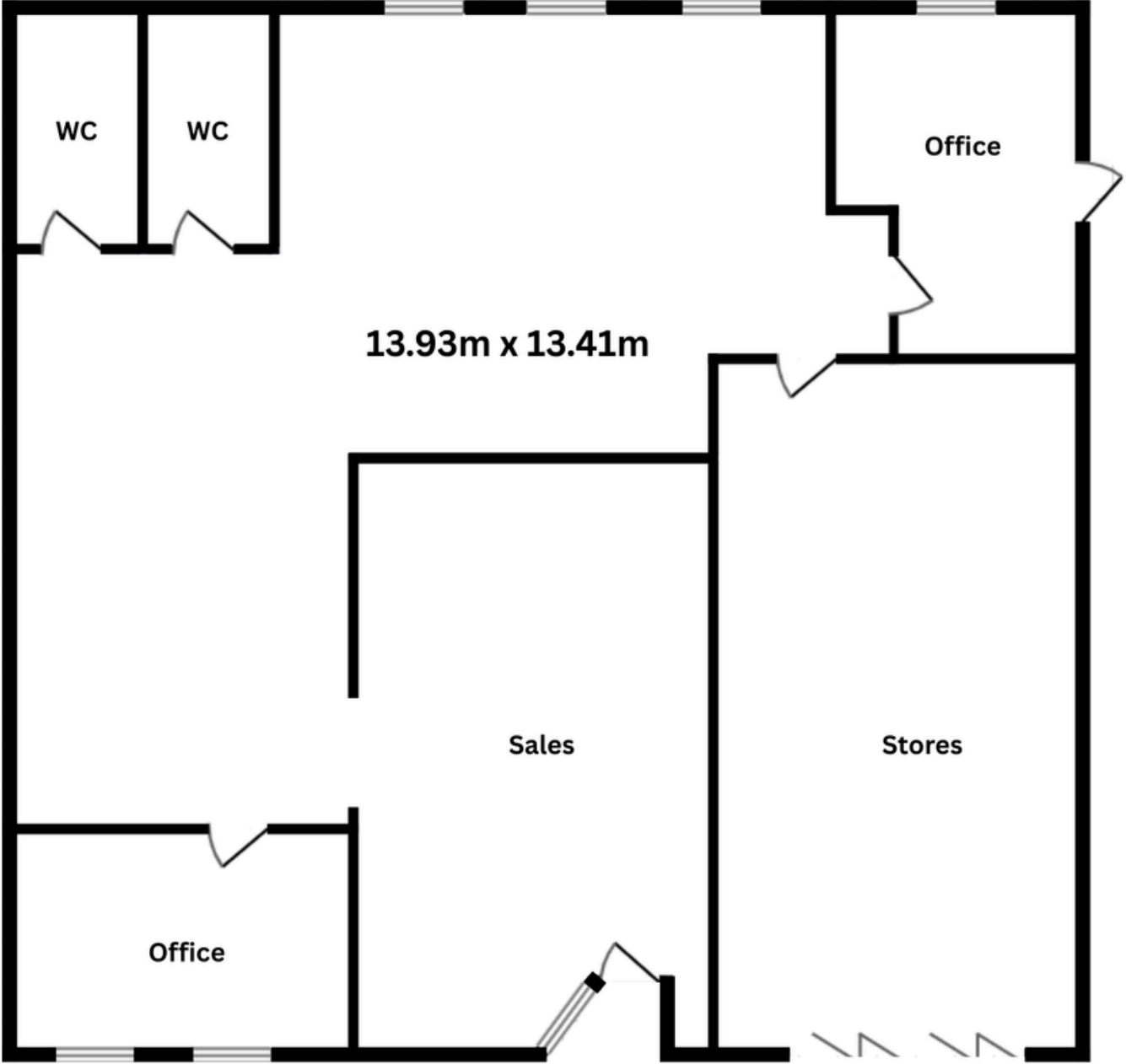
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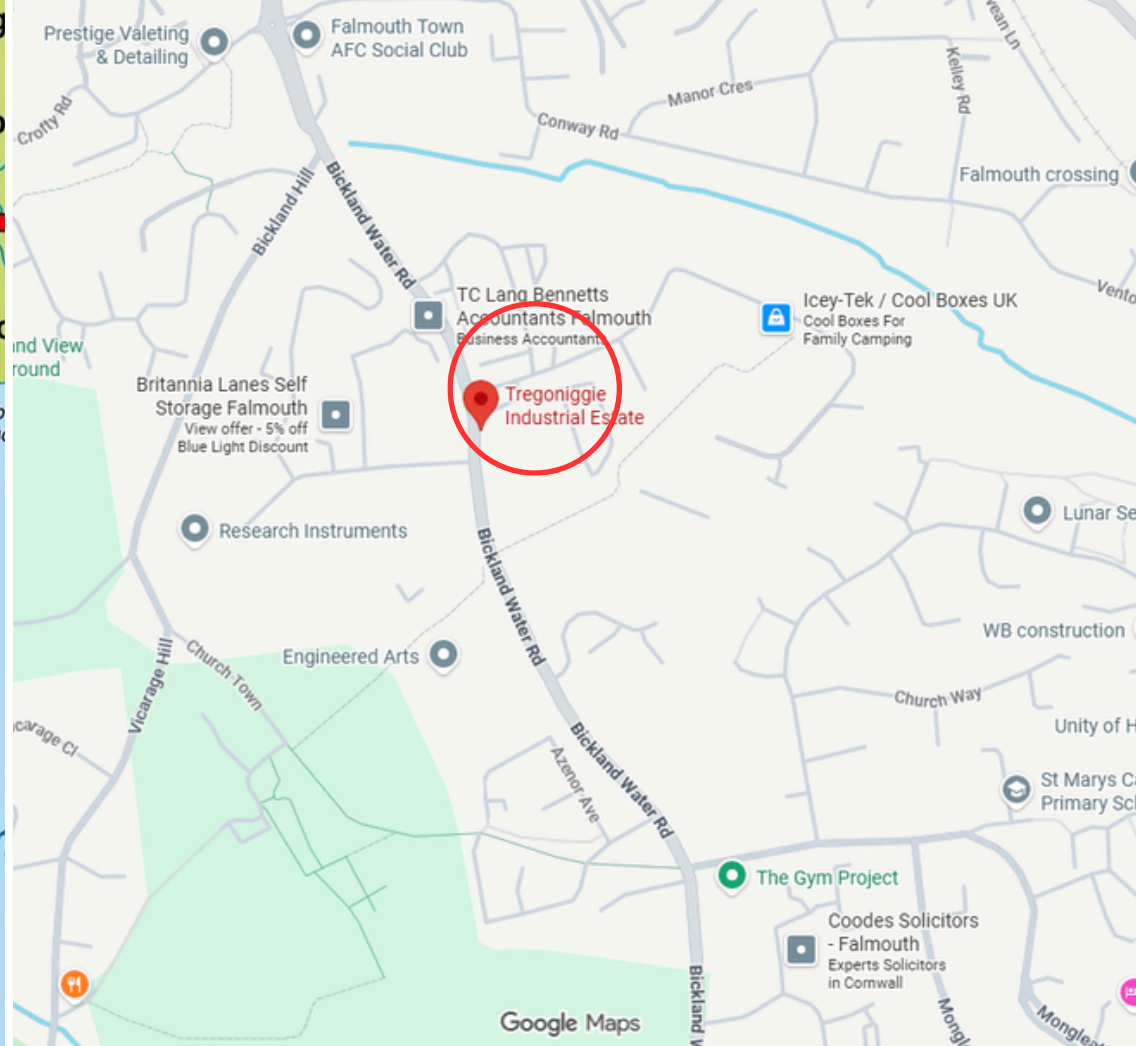
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7B Floorplan







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