

To Let

Unit 46C Parkengue,
Kernick Industrial Estate,
Penryn, TR10 9EP

End Terrace Workshop/Warehouse Unit

Allocated Parking for 3 Vehicles

Rent £14,000 pa (No VAT)

131 Sq M (1,410 Sq Ft) Gross Internal Area

100% Small Business Rate Relief
(No Rates Payable for Qualifying Occupiers)

Viewing by prior appointment with
Monty Cloutman

(01872) 261028

montycloutman@scctruro.co.uk

Location



The property is a well-presented end-terrace industrial unit located on the popular Kernick Estate at the heart of Penryn's industrial area. Falmouth is one mile away and the county town of Truro is eight miles away.

Accommodation

The Gross Internal Area of the unit is 131 sq m (1,410 sq ft).

The unit is of steel-frame and block construction with a roller door and pedestrian door. Internally, the unit has a WC and small office. Externally, there are 3 allocated parking spaces to the side of the unit. Eaves extend to 4.3m.

Tenure

The unit is available via a new lease at an asking rent of £14,000 pa.

The tenancy will be subject to a 3-month rent deposit (£3,500) and all other terms are to be agreed.

Service Charge

There is a maintenance charge paid by all occupiers on the complex for the upkeep and maintenance of the common areas, currently amounting to £500 pa. The insurance charge for the year from June 2026 is estimated at £654 based off the previous year's premium.

Rateable Value

We understand that the property is shown in the 2026 Rating List as having a rateable value of £11,000 effective from 1 April 2026. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating is E109.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. We have been informed that this property has not been elected for VAT, therefore no VAT will be charged on the rent price. However, we suggest all interested parties make their own enquiries.

Services

The property benefits from gas, water, drainage and has Three Phase electricity.

Legal Costs

Tenants will be responsible for the landlord's reasonable legal costs in relation to this transaction.

Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.



Date: May 2026
Ref: TR2103



Truro Office

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