

PR221221

Preliminary Particulars

**A New Development of
7 Industrial Units (E Use Class)
(Excluding Former A1 and A3 Use Classes)
Each Unit Comprises 190sqm (2,045 sqft) (GIA)**

**Cox's Meadow Business Park
Carnanton Road
St Columb Major
TR9 6WF**

LEASEHOLD – From £25,500 Per Annum (Exc. VAT)



- **New workspace units with flexible uses**
- **Main frontage to the A3059**
- **Closely located to Newquay Airport**
- **The units will be available Spring 2023**

LOCATION

Cox's Meadow Business Park is located to the west of St Columb Major which comprises a small town some 6 miles east of Newquay and 11 miles from Wadebridge which lies to the east. Newquay Airport lies in close proximity. Cox's Meadow Business Park has a main frontage to the A3059 which links with the A39 at Trekenning Roundabout to the immediate east and Newquay to the west. Immediately opposite the Cox's Meadow Business Park lies the Pall Corporation Industrial Complex which forms part of the St Columb Major Industrial Estate.

DESCRIPTION

The Cox's Meadow Business Park comprises a development of 7 hybrid office/industrial units with access, car parking and landscaping. Each unit provides a GIA of some 190 sqm (2,045 sqft) comprising 157 sqm (1,690 sqft) of workshop space and 33 sqm (355 sqft) of office/wc area on the ground floor.

Cox's Meadow Business Park is arranged in two blocks with Units 1-2 being semi-detached while Units 3-7 form a terrace of 5 units. The units will be of steel framed construction with umber grey cladding to the external walls and pitched roof with a glazed personnel entrance door and glazed panels to the entrance to each unit. Each unit has a loading and main access door together with a height to eaves of 5.2m.

Externally there are 44 car parking spaces and vehicle turning areas together with the access to the A3059.

All mains services are available to the units although the foul drainage will be to a shared septic tank.

TOWN PLANNING

Planning permission for the erection of 7 industrial units was granted on the 15th December 2021 on PA21/05813.

Interested tenants are invited to make any specific enquiries relating to planning to the sole agents or Cornwall Council: -

Cornwall Council
Pydar House
Pydar Street
Truro
TR1 1XU
Tel. (0300 1234 151)

TERMS

Leasehold – From £25,500 per annum excluding VAT for each unit with a minimum 3 year FRI lease term.

VAT

All quoted prices are exclusive of VAT which will be chargeable at the prevailing rate.

STAMP DUTY

Any transaction will be subject to stamp duty at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction.

MONEY LAUNDERING

Under the Money Laundering Regulations 2017, BLS Estates will require any purchaser to proof of identity and address prior to exchange.

ENQUIRIES

All enquiries please contact sole agents: -

Russell Dodge, BLS Estates, 1 Riverside House, Heron Way, Newham, Truro. Telephone 01872 222777.

RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

You should be aware that the Code of practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor solicitor or licensed conveyancer before entering into a business agreement. The Code is available through professional institutions and trade associations or via the website www.commercialleasecodeew.co.uk

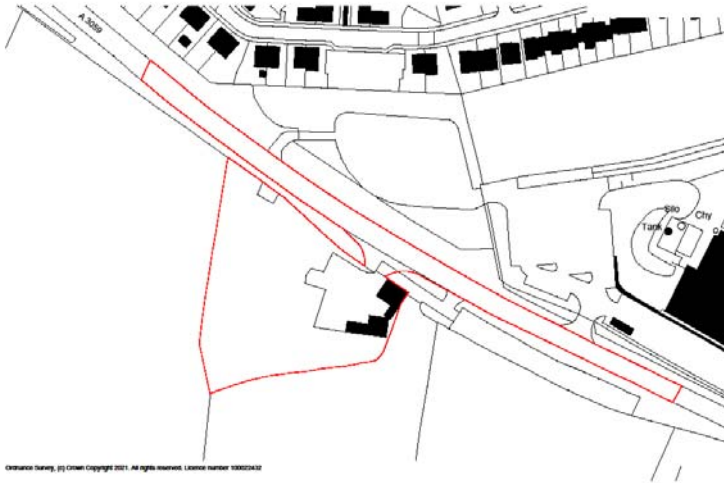
SUBJECT TO CONTRACT

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of BLS Estates' expertise and accordingly:-

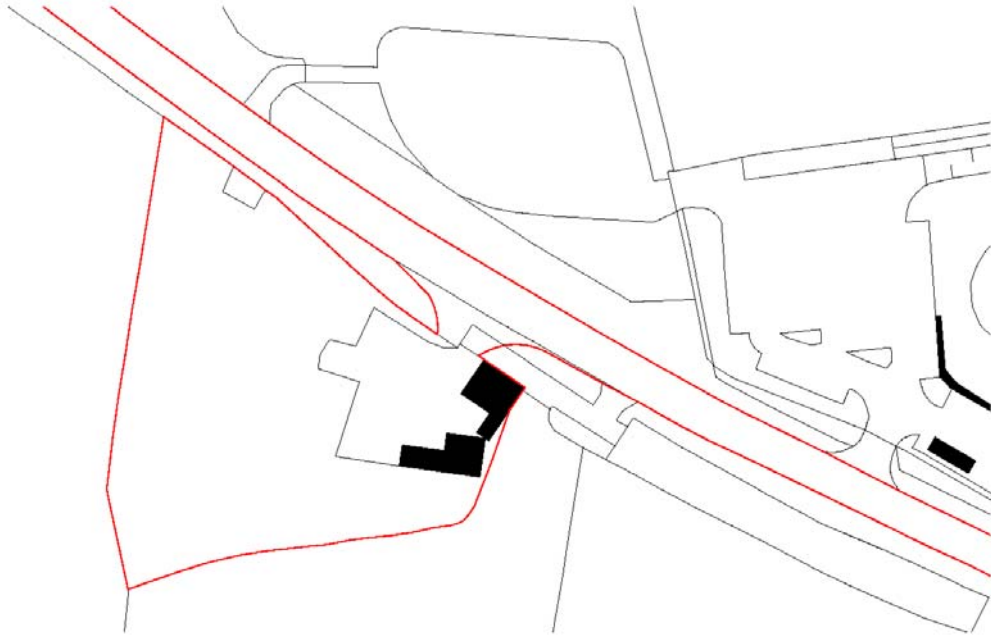
- (1) BLS Estates makes no responsibility as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) BLS Estates strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

Whilst every effort has been made to ensure accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

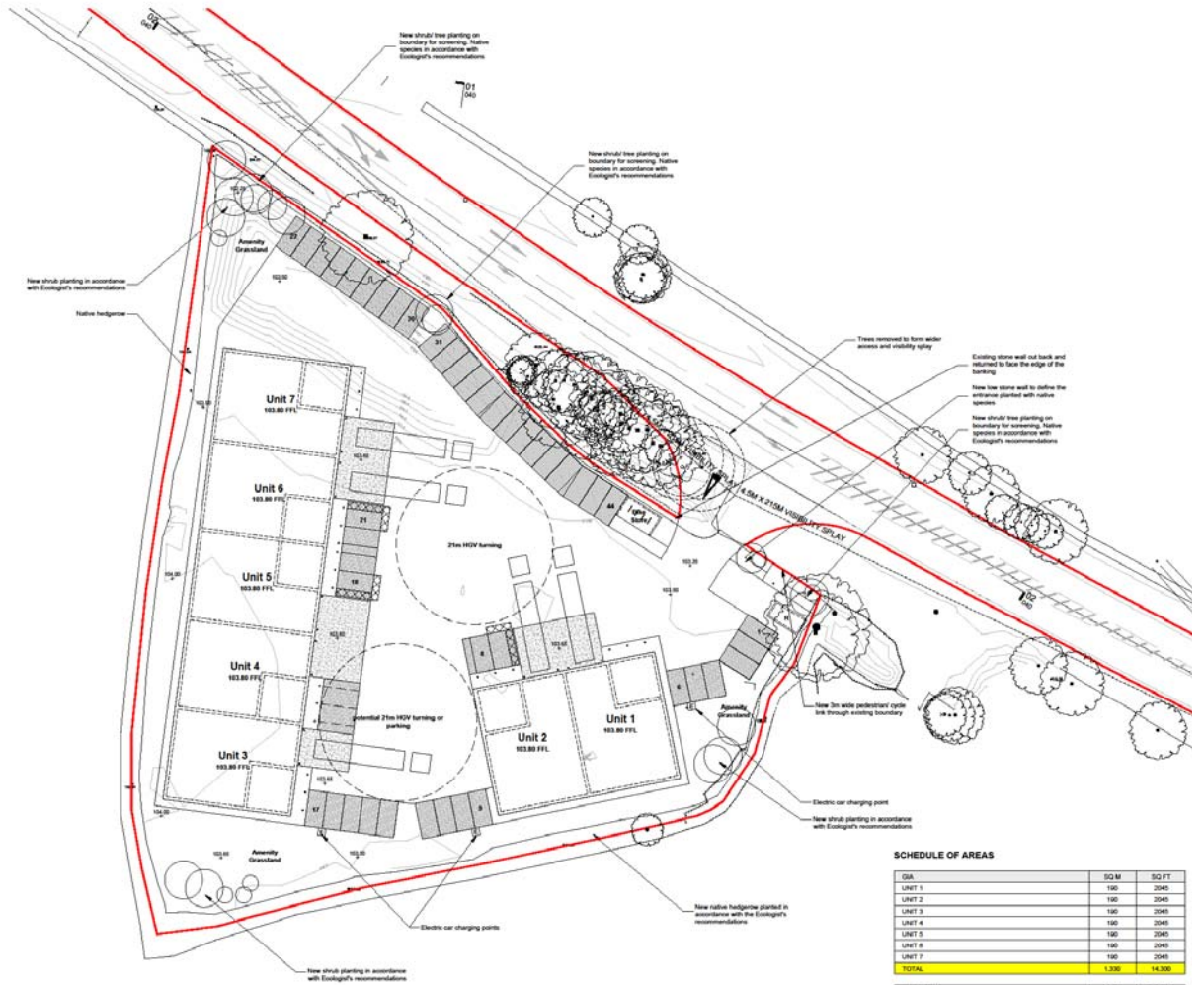


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01 | SITE LOCATION PLAN
001 | SCALE 1:1000



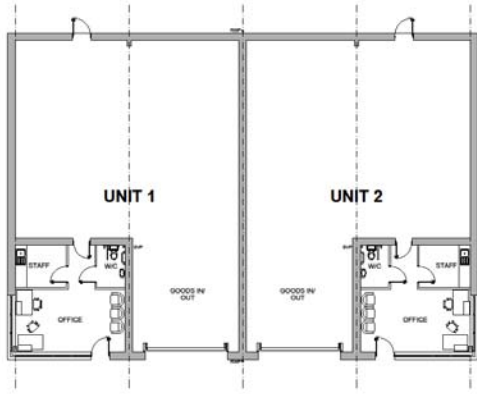
02 | BLOCK PLAN
001 | SCALE 1:500



SCHEDULE OF AREAS

GR	SQ M	SQ FT
UNIT 1	100	2045
UNIT 2	100	2045
UNIT 3	100	2045
UNIT 4	100	2045
UNIT 5	100	2045
UNIT 6	100	2045
UNIT 7	100	2045
TOTAL	1,200	14,300
TOTAL GR	1,470	15,820
CAR PARKING		44

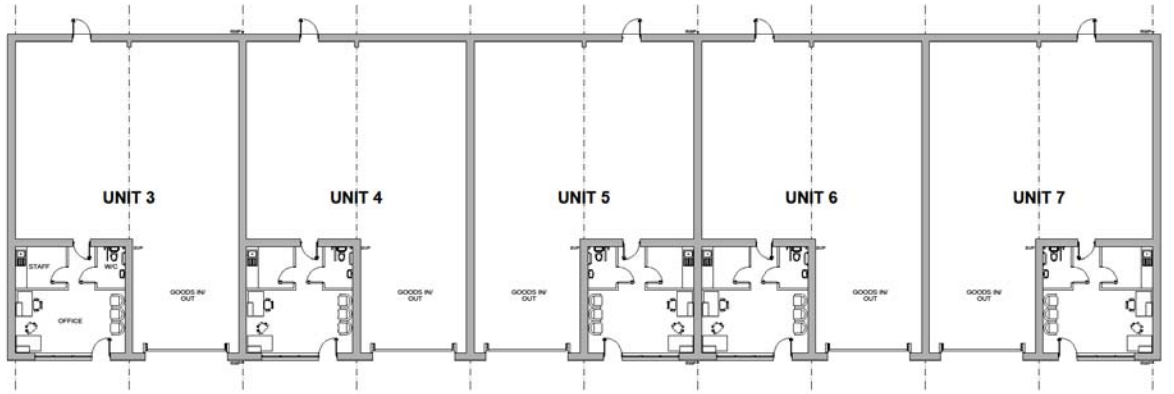
01 | PROPOSED MASTERPLAN
010 | SCALE 1:200



01 UNITS 1-2 GROUND FLOOR PLAN
000 SCALE 1:100

SCHEDULE OF AREAS

GA	SQ M	SQ FT
UNITS 1 - 7	146	2545
WORKSHOP	137	2545
OFFICE	33	2545
TOTAL	1,330	14,306



02 UNITS 3-7 GROUND FLOOR PLAN
000 SCALE 1:100