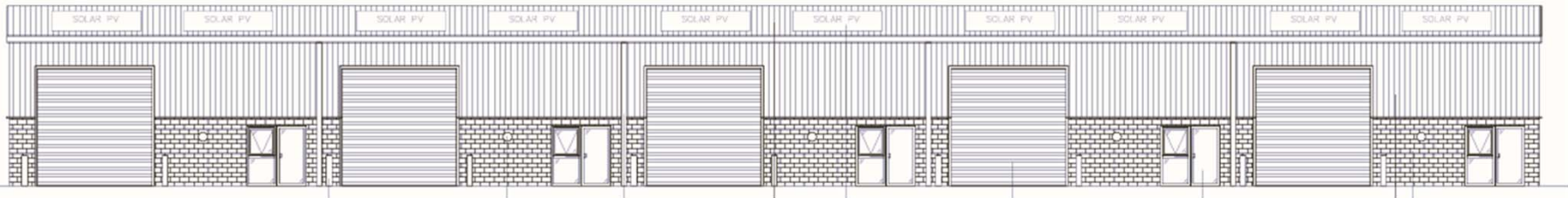


TO LET

Leasehold - £22,500 Per Annum (Exc. VAT)



- A DEVELOPMENT OF 5 NEW INDUSTRIAL UNITS 190 SQM (2,045 SQFT) (APPROX.)
- SUITABLE FOR A VARIETY OF USES WITHIN THE E USE CLASS (EXCLUDING E(A) AND E(B) SUB-CLASSES).
- AVAILABLE DECEMBER 2025

HIGHER TREVELLAS, ST AGNES, TRURO, TR5 0XS

BLS *Estates*
INDUSTRIAL AND COMMERCIAL

1, Riverside House, Heron Way, Newham, Truro, Cornwall TR1 2XN
Tel: (01872) 222777 Fax: (01872) 222700
E-mail: info@bbs.co.uk

LOCATION

The industrial unit development is located at Higher Trevellas, St Agnes on the entrance to Perranporth Airfield, midway between St Agnes and Perranporth. Higher Trevellas is located some 2 miles to the east of St Agnes and 1.5 miles from Perranporth on the North Coast of Cornwall. Higher Trevellas has good accessibility to the main A30 and the city of Truro some 9 miles in the distance.

DESCRIPTION

The development comprises 5 industrial units to be constructed to a high quality in accordance with current building standards including roof mounted solar pv. The building will be of steel framed construction with insulated profile grey metal cladding to the external walls and roof. The front elevation is part vertical profile cladding with dark grey lignacite blockwork to the ground floor elevation together with a glazed entrance door and access/loading door to each unit. Internally each unit is open plan and has a WC. Externally the units front a shared forecourt area with dedicated car parking for each unit.

ACCOMMODATION

The building has a total GIA of some 966 sqm and comprises the following: -

Unit 1	190 sqm (2,045 sqft)
Unit 2	190 sqm (2,045 sqft)
Unit 3	190 sqm (2,045 sqft)
Unit 4	190 sqm (2,045 sqft)
Unit 5	190 sqm (2,045 sqft)

SERVICES

All main services including water, electricity and telecoms will be available to the units. Foul drainage will be to a septic tank.

TOWN PLANNING

The units have planning consent for uses in the E Use Classes (Excluding E(a) and E(b) sub-classes). This provides flexible use of the units within a range of business activities including financial services, indoor sport and recreation, medical and health services, creche or nursery, office and light industrial uses without the need for planning permission.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

UBR

To be assessed on completion of the development.

TERMS

Leasehold: Minimum Lease Term 3 years.

Rent: 22,500 per annum (per unit) (exc. VAT)

VAT

All rents and prices are quoted exclusive of VAT, which will be chargeable.

EPC

To be assessed on completion of the development.

STAMP DUTY

Any transaction may be the subject of stamp duty and prospective purchasers and tenants are advised to seek professional advice in respect of stamp duty liability.

VIEWING

Strictly by appointment through the vendor's agents; BLS Estates,
1 Riverside House, Heron Way, Newham, Truro. TR1 2XN.

Telephone: 01872-222777; Email. info@bls.co.uk



1, Riverside House, Heron Way, Newham, Truro, Cornwall TR1 2XN
Tel: (01872) 222777 Fax: (01872) 222700
E-mail: info@bls.co.uk

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.

