



To Let

Unit M, Questmap Business Park,
Long Rock Industrial Estate,
Penzance, TR20 8AS

Rent £20,000 pa (+VAT)

1,615 sq ft end terrace modern industrial unit

Ground floor trade counter/warehouse with
first floor office accommodation

Qualifying occupiers may be eligible for Small
Business Rates Relief

Less than 1-mile from A30 and A394

Viewing by prior appointment with
Monty Cloutman

(01872) 261028

montycloutman@scctruro.co.uk



Location & Description

The property is located on Questmap Business Park within the Long Rock Industrial Estate, Penzance. The Estate has excellent transport links to both the main A30 and A394 (less than 1 mile) and is one of the principle industrial estate locations in Cornwall offering a range of national, regional business occupiers.

Modern end terrace industrial unit, recently used as a trade-counter unit, finished to a good standard throughout with a Roller Shutter door, separate pedestrian entrance, W.C, kitchenette area. The premises benefits from the right to use 2 car parking spaces, with a pay and display public car park to the side of the unit.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground Floor	100 sq m	1,076 sq ft
First Floor	50 sq m	538 sq ft
Total:	150 sq m	1,615 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is £20,000 pax.

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £10,500. 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)

We have been informed that an EPC has been commissioned.

Service Charge and Insurance

The landlord to recover a maintenance charge for the upkeep of the common parts of the estate. Landlord to insure and recover a fair proportion from the Tenant.

Services

We understand that mains water and mains electricity are connected to the property (including three phase) and drainage. None of these services have been tested. Interested parties are advised to make their own enquiries to the relevant service providers.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Other

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

Ref: TR2505

Date: December 2025



Truro Office

Compass House, Truro Business Park,
Threemilestone,
Truro, Cornwall, TR4 9LD
Tel: 01872 261028
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



Ground Floor



First Floor



Ground Floor



External



Truro Office
Compass House, Truro Business Park,
Threemilestone,
Truro, Cornwall, TR4 9LD
Tel: 01872 261028
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.