

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

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Location

Penzance is one of the principal towns in West Cornwall with a population of over 20,000 and a strong tourist trade throughout the year. It benefits from a direct rail link to Exeter and London and provides a thriving and well established port providing access to the Isles of Scilly. Long Rock Industrial Estate can be found on the outskirts of town, with excellent access to the A30 trunk road and the A394 providing quick and easy access to Camborne, Redruth, Truro and Exeter further east. The premises is located within the Questmap park which is located just off Longrock Road, and benefits from a number of national companies choosing to trade from here including, The Range, Toolstation, Euro Car Parts, Howdens, e.t.c just to name a few.

Accommodation

The premises is a modern end of terrace commercial unit, providing 1615sqft, with 1076 sqft to the ground floor and a mezzanine area of 538sqft. The property has been finished to a high standard through and benefits from Roller Shutter door, separate pedestrian entrance, WC, Kitchenette area as well as parking.

Business Rates

The premises is shown in the 2023 rating list as having a rateable value of £10,500. Any interested parties should make their own enquires.



VAT

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

EPC

The premises has an EPC Rating of C.

Terms

The premises is available by way of a new FRI lease with an initial rent of £20,000 Per annum. All other terms can be discussed directly with Questmap Ltd.

Legal Cost

Each party is expected to bear their own legal costs in this transaction

Service Charge

The premises will be subject to a service charge contribution, towards the up keep of the communal areas, roadways and landscaping. The charge for the year 2026—2027 £629.85 per annum.

Building insurance

The building will be subject to a building insurance the anticipated charge for 2025—2026 is £542.99

Contact

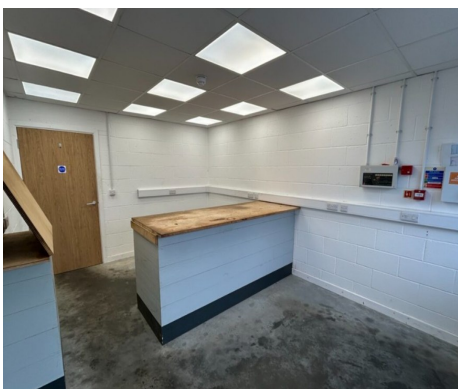
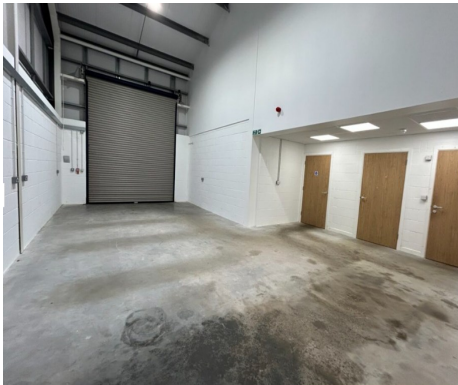
To arrange to view or for further details please contact:

Nadia Harding

Email nadiaharding@questmap.net

Telephone: 02380 382800

Mobile:07891 201 610



Energy performance certificate (EPC)

Unit M Questmap Business Park Longrock Industrial Estate Penzance TR20 8HX	Energy rating	Valid until: 28 January 2036
	C	Certificate number: 6428-6578-5293-2382-9424

Property type	General Industrial and Special Industrial Groups
Total floor area	128 square metres

Rules on letting this property

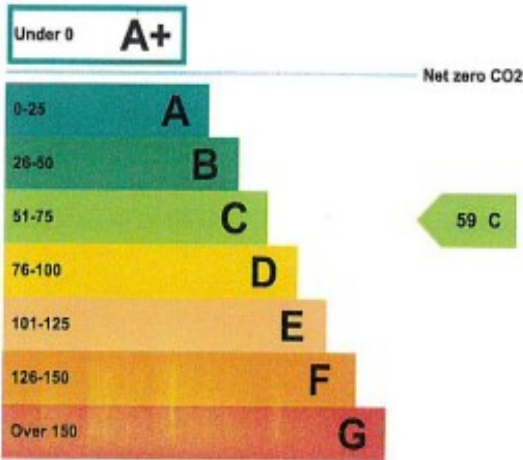
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	4 A
If typical of the existing stock	18 A