

TO LET

UNIT 7B

260 SQM (2,773 SQFT)

(E Use Class)

**Plot 7, A30 Business Park, Lodge Way,
Indian Queens Industrial Estate, TR9 6TL**



BLS *Estates*
INDUSTRIAL AND COMMERCIAL

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TO LET

£34,000 PER ANNUM (EXC. VAT)

Industrial/Warehouse Units

260 sqm / 2,773 sqft

Dedicated Car Parking Spaces



E Use Class (Excluding E(a) and E(b) retail and restaurant uses) - provides the flexibility for business, commercial and leisure uses without the need for planning permission.

LOCATION

Unit 7b is semi-detached and forms part of a development of 4 industrial/warehouse units located on Plot 7 A30 Business Park which forms part of the Indian Queens Industrial Estate, immediately adjacent to the main A30 and the junction with the A39. The A30 Business Park comprises a new business park development with the development of high quality industrial/warehouse units with a range of business occupiers. Indian Queens Industrial Estate is exceptionally well located in mid-Cornwall with good accessibility and connectivity to all the principal centres in Cornwall.

DESCRIPTION

Unit 7b forms part of a development of 4 industrial/warehouse units on Plot 7 A30 Business Park comprising 2 pairs of semi-detached units with each unit being a GIA of 260 sqm (2,773 sqft).

The unit is of steel framed construction with part profiled cladding and faced blockwork to the external walls under a profile clad roof with 10% roof lights. The unit comprises ground floor and first floor office accommodation together with WC/kitchen facilities together with the production/warehouse area. The unit has an eaves height of 6.0m approx.

The unit has a glazed double opening entrance door with glazing to the first floor on the front elevation.

Externally the unit has a shared access and forecourt area with dedicated car parking.

ACCOMMODATION

All stated areas are approximate and measured from the plans in accordance with the RICS Code of Measuring Practice.

Each unit comprises the following floor areas: -

Ground Floor Office	46.3 sqm
First Floor Office	46.3 sqm
Production/Warehouse Area	167.3 sqm
Total	260 sqm (2,773 sqft)



TOWN PLANNING

Planning permission for the erection of 4 industrial/warehouse units was granted on the 7th December 2020 on PA20/04991. With the Government changes to the use class order the development now falls within uses within the new E Use Class which covers a wide range of uses without the need for planning permission.

SERVICE CHARGE

There will be a service charge payable to cover maintenance of the common areas and landscaping.

TERMS

Leasehold - £34,000 per annum - Minimum of a 3 year FRI lease term.

VAT

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

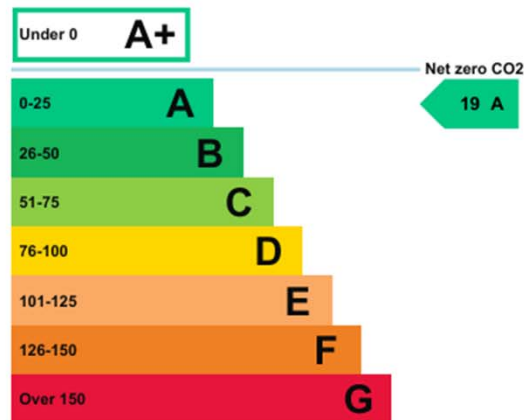
LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATES

Energy rating and score

This property's energy rating is A.



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.

SERVICES

All main services are available to the unit, including water, telephone, electricity, main foul and surface water drainage.

MONEY LAUNDERING

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

STAMP DUTY

Any transaction may be subject to stamp duty as appropriate at the prevailing rate.

BUSINESS RATES

Rateable Value for 2026/2027: £26,750.

ENQUIRIES

All enquiries please contact: Russell Dodge, BLS Estates, 1 Riverside House, Heron Way, Newham, Truro. TR1 2XN.

Telephone: 01872-222777

Email. info@bls.co.uk



Joint Agent: Tom Hewitt, Hewitt Land and Commercial Tel. 01726 211273.

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 ww.commercialleasecodeew.co.uk

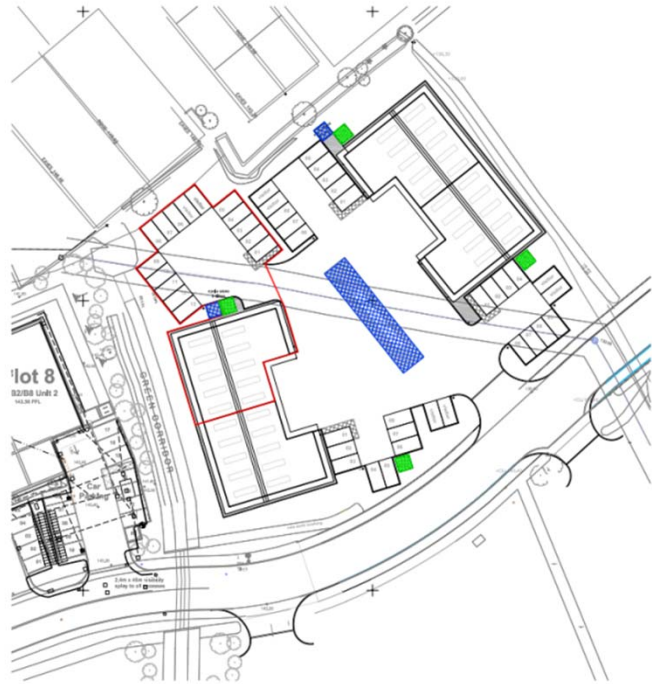
SUBJECT TO CONTRACT

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.



lot 8
02/08 Unit 2
10/10/10

01 UNIT B EXPANSE PLAN
TN-002 SCALE 1500