



1 GRAMSCATHO BUILDING, MARSH LANE INDUSTRIAL ESTATE, HAYLE, TR27 5JR

A modern, end of terrace industrial unit constructed to an exceptionally high standard and of steel framed construction, under a profile clad roof with overhanging eaves. The external elevations are of profiled horizontal cladding with flat finish and timber cladding to the front.

There is a large loading access door to the front elevation. The unit has minimum eaves height of 5.75m and maximum eaves height of 7.2m. Internally there is a ground floor office area with a WC. The first floor office benefits from an open plan layout together with a kitchenette. Externally is a shared access/forecourt and parking area together with a “green” grasscrete surfaced parking area.

£28,750 PER ANNUM EXCLUSIVE

- TO LET
- HIGH SPECIFICATION INDUSTRIAL UNIT WITH OFFICE SPACE
- EASY ACCESS TO THE A30
- 1,900 SQ FT WAHEHOUSE PLUS 607 SQ FT OFFICES
- 2,507 SQ FT IN TOTAL (233 SQ M)
- ROLLER SHUTTER DOOR AND 3-PHASE POWER
- SUITABLE FOR A VARIETY OF USES
- EPC - E (118)

LOCATION:

Unit 1 forms part of a terrace of three industrial units at Marsh Lane Industrial Estate, Hayle.

Marsh Lane Industrial Estate is a gateway employment site immediately adjacent the main A30 and has developed as an employment centre that serves West Cornwall and links with the main A30, lying immediately adjacent the Hayle Retail Park development which includes Marks and Spencer, Next and Boots.

DESCRIPTION:

Unit 1 comprises an end of terrace unit, constructed to an exceptionally high standard and of steel framed construction, under a profile clad roof with overhanging eaves.

The external elevations are of profiled horizontal cladding to the sides and rear of the unit, with flat finish and timber cladding to the front. The front elevation features a glazed entrance door and glazed opening windows to the ground and first floor.

There is a large loading access door to the front elevation. The unit has minimum eaves height of 5.75m and maximum eaves height of 7.2m. Internally there is a ground floor office area with a WC. The first floor office benefits from an open plan layout together with a kitchenette. Externally is a shared access/forecourt and parking area together with a "green" grasscrete surfaced parking area.

**SCHEDULE OF ACCOMMODATION:**

Unit 1 comprises the following accommodation:

Industrial/Production Area: 1,900 sq ft (176.5 sq m)

Ground Floor Office: 305 sq ft (28.3 sq m)

First Floor Office: 305 sq ft (28.3 sq m)

Total: 2,507 sq ft (233.1 sq m)

SERVICE CHARGE:

Annual service charge - currently £250.00 + VAT

LEASE TERMS:

Commencing Rental £28,750 p.a. with a minimum lease term 3 years.

VAT:

All the above prices/rentals are quoted exclusive of VAT and VAT is payable on the rent and service charge

LEGAL COSTS:

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

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £18,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (118).

VIEWING AND CONTACT INFORMATION:

Strictly through joint sole agents Miller Commercial and BLS Estates. Please contact either:-

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk

or

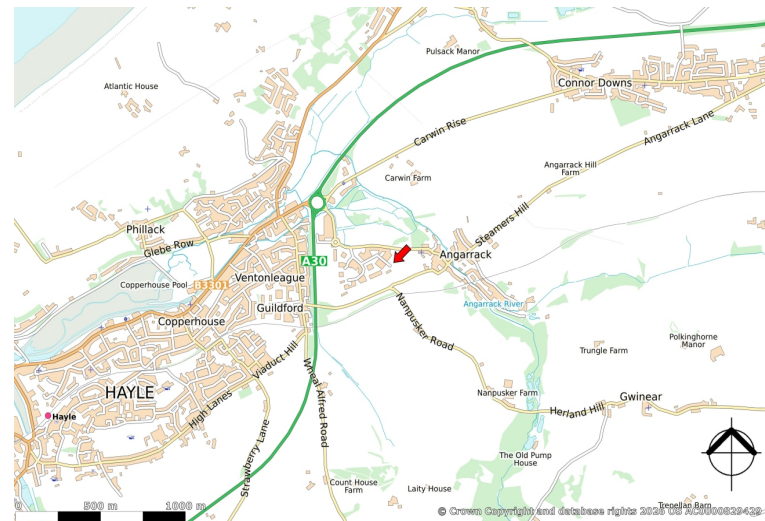
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