

TO LET



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

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

TO LET - £26,000 PER ANNUM (EXC. VAT)

High Specification Office/Industrial Unit

233 sqm (2,507 sqft) GIA

Suitable for a variety of uses within the E Use Class - provides the flexibility for business, commercial, leisure and retail uses without the need for planning permission.



LOCATION

Unit 1 forms part of a terrace of three office/industrial units on Plot 21, 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 an eaves height of approximately 6.0M. Internally there is a ground floor open plan office area with a WC. The first floor office comprises an open plan office together with a shower facility. Externally is a shared access/forecourt and parking area together with a “green” grasscrete surfaced parking area.



SERVICES

All main services are available to the unit with the exception of mains gas.

PLANNING

The unit has existing office, light industrial use within the E Use Class. The E Use Class provides for flexible uses for the building including financial services, indoor sport and recreation, medical or health services, crèche or nursery etc. without the need for planning permission.

LEGAL COSTS

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

UBR

Rateable Value 2024-2025:
£18,500 p.a.

Rates Payable:
£10,101 p.a.

ACCOMMODATION

Unit 1 comprises the following accommodation: -

Ground Floor Office	28.3 sqm
First Floor Office	28.3 sqm
Industrial/Production Area	176.5 sqm
Total	233.1 sqm (net internal)

TERMS

Leasehold: Commencing Rental £26,000 p.a.
with a minimum lease term 3 years.

ANNUAL SERVICE CHARGE

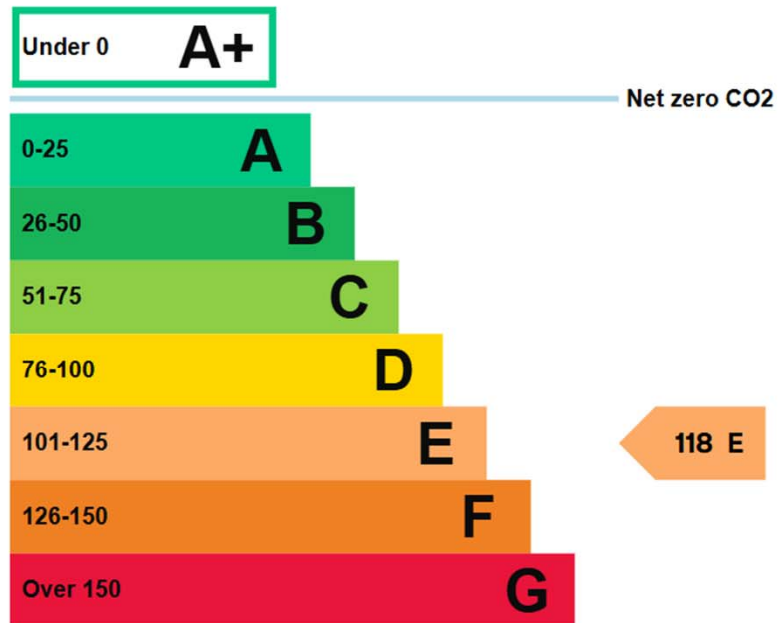
Currently £250.00 + VAT

VAT

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

EPC

This property's energy rating is E.



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.

STAMP DUTY

Any transaction may be the subject of stamp duty and prospective 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



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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.

