



**LIGHT INDUSTRIAL UNIT WITH YARD LOCATED ON
A30 AT VICTORIA.**

**UNIT D, VICTORIA SQUARE
ROCHE, ST AUSTELL,
CORNWALL, PL26 8LQ**

£12,500 PA + VAT

DESCRIPTION

The property comprises of an attached light industrial unit with yard area to the front.

ACCOMMODATION (all measurements are approximate)

Main Workshop – 9.6 x 8.59 (31'5" x 28'2") – with roller shutter door measuring 4 metres high x 4.38 incorporating:-

Office – 3.73 x 3.23 (12'2" x 10'6")

Entrance Hall (Shared)

Reception Room – 3.37 x 3.07 (11'1" x 10'1")

Rest Room/Kitchen – 4.41 x 2.91 (14'5" x 9'5") – with kitchen unit and kitchen sink.

Rear Hall

Cloakroom/wc – low level wc, wash hand basin and instantaneous water heater.

Mezzanine – 7.33 x 4.41 (24' x 14'5")

Outside

Parking area to the front with five spaces.

The unit has a gross internal area of approximately 1,335ft² plus the Toilet plus the Mezzanine.

The mezzanine is 350ft².

SERVICES

Mains Water, Electricity (Single and Three Phase) are connected to this property.

Private Drainage.

There is no heating to the property.

There are instantaneous electric water heaters to provide hot water to the Cloakroom facilities.

BUSINESS RATES

To be paid by the Tenant if applicable.

EPC – Exempt.

LETTING TERMS

A Lease is offered on the following terms (subject to contract):-

1. Flexible term in excess of one year.
2. Premises immediately available.
3. Rent £12,500 PA + VAT.
4. Landlord to maintain insurance cover on the building and re-charge to the Tenant.
5. Tenant is to be responsible for the full repair of the premises but not obliged to return the building in better condition than at the commencement of the lease.
6. The Tenant is required to contribute to the Landlords legal expenses in drafting expenses.

DIRECTIONS

From the main A30 roadway, turn off at the Victoria junction by Cornwall Services. Proceed through Victoria where Victoria Square will be found on your right hand side.

For viewing arrangements and further particulars, please contact the Agents –
JEFFERYS – 01579-342400

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