

MAY WHETTER & GROSE



SIDE UNIT LATHAM PARK, PAR, CORNWALL PL24 2HY £16,500 PER ANNUM

GUIDE RENT IN THE REGION OF £16,000 PA FOR SPACE OF APPROX. 3200 SQ'.

LIGHT WAREHOUSE/INDUSTRIAL UNIT IDEAL FOR STORAGE/DISTRIBUTION.

ROLLER UP AND OVER DOOR & PEDESTRIAN ACCESS DOOR.

KITCHEN AREA AND DISABLED ACCESS W C.

GOOD PARKING FACILITIES.

SECURE GATED SITE.

AVAILABLE ON FLEXIBLE TERMS.



LOCALITY

St Austell and its surrounding villages provide the largest concentration of population in Cornwall and has excellent links throughout the county via the A390. St Austell is also soon to have its new link to the A30 which will enhance access out of the county and to the motorway network. St Austell benefits from an excellent range of facilities including main line railway station, leisure centre and golf course. There is another very popular links course at Carlyon Bay just minutes from the subject premises and the whole area is continually boosted by the world famous Eden Project. St Blazey is a popular local village with access to a number of excellent facilities including a main line railway station at Par, a short distance from the Unit.

THE UNIT

There is approximately 3,200 sq' of space available to rent at a guide of £5.00 per sq' The unit has a pedestrian door and roller up and over door of 2.7m width and 3m height. A small kitchen area and disabled access W C is currently being installed.

TERMS

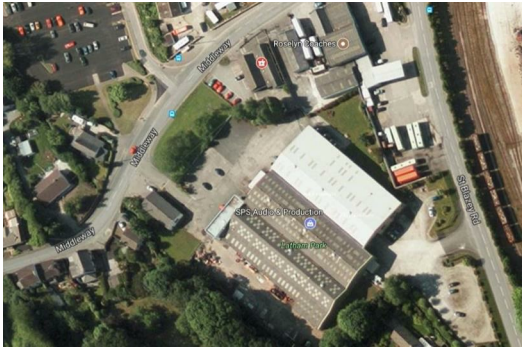
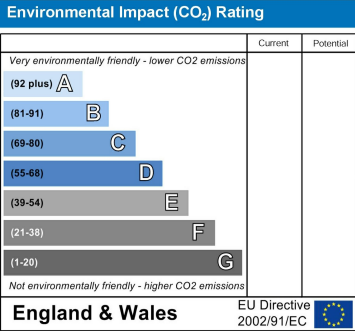
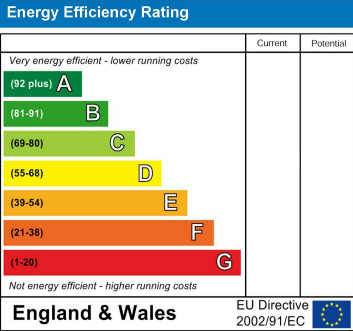
The unit is available with flexible terms subject to negotiation.

VAT

Applicants should make their own enquiries as to the effect of VAT on their own specific situation.

VIEWING

By appointment with the Vendors agent MAY WHETTER AND GROSE, 11 Fore Street, St Austell. PL25 5PX
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