

TO LET

AVAILABLE DECEMBER 2026



**UNITS 5, 6 & 7 KEA DOWNS BUSINESS PARK,
PENSTRAZE, TRURO, TR4 8HU**

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

£50,000 PER ANNUM (EXC. VAT)

High Specification Industrial/Warehouse Units

543 sqm (5,843 sqft) Gross Internal Area approx.

Dedicated Car Parking Spaces

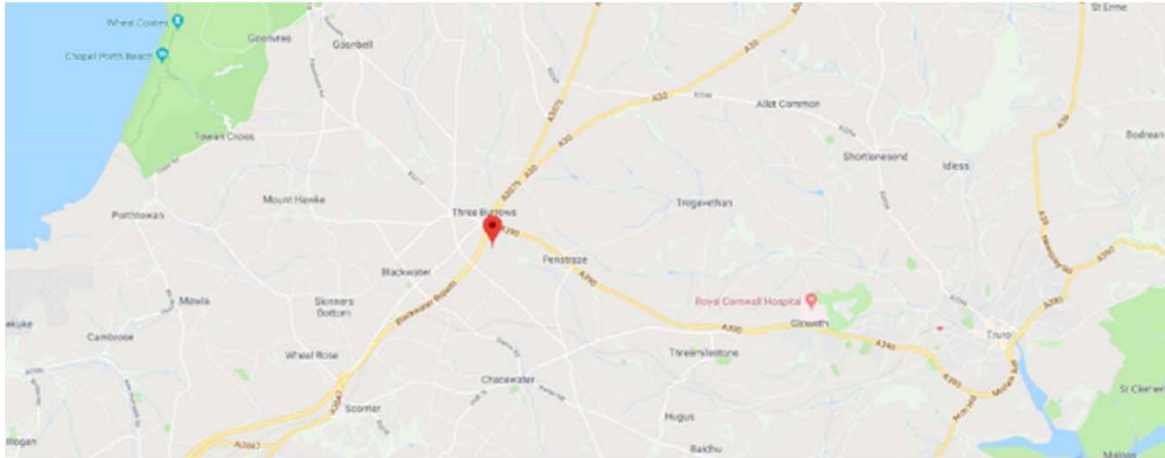
Lease Term - Minimum 3 Year (Longer Lease Available)

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

Available from 1st December 2026

LOCATION

The Kea Downs Business Park is located a short distance from Chiverton Roundabout on the main A30, approximately 5 miles to the west of Truro. Kea Downs Business Park is an excellent location serving Mid and West Cornwall and connectivity via the A30 to the M5 at Exeter.



DESCRIPTION

Units 5, 6 & 7 form a terrace of 3 industrial/warehouse units in a landscaped setting. The units are of steel framed construction with combinations of metal/timber cladding and facing blocks to the external elevations under a profile plastic coated metal clad roof. Each unit has a glazed entrance door and access loading door. The height of the access loading door is 4.5 m. The units have an eaves height of 5.5m. Internally there are two offices and two WC's within Unit 7. Externally there is a shared access and extensive forecourt area with dedicated car parking areas.

ACCOMMODATION

Units 5, 6 and 7 have a combined gross internal area of some 543 sqm (5,845 sqft).

SERVICES

Mains electricity with 3 phase supply, water and telephones are available to the units. Foul drainage is to a private treatment plant.

PLANNING

Kea Downs Business Park has planning consent for uses in the new E Use Class which includes the former B1 Use Class (light industrial).

UBR

Rateable Value 2026-2027: £35,000

Rates Payable: £15,120

TERMS

Leasehold: Commencing rental £50,000 per annum.
Fully Repairing and Insuring with a Minimum 3 Year
Term Lease (Longer Lease Term Available).

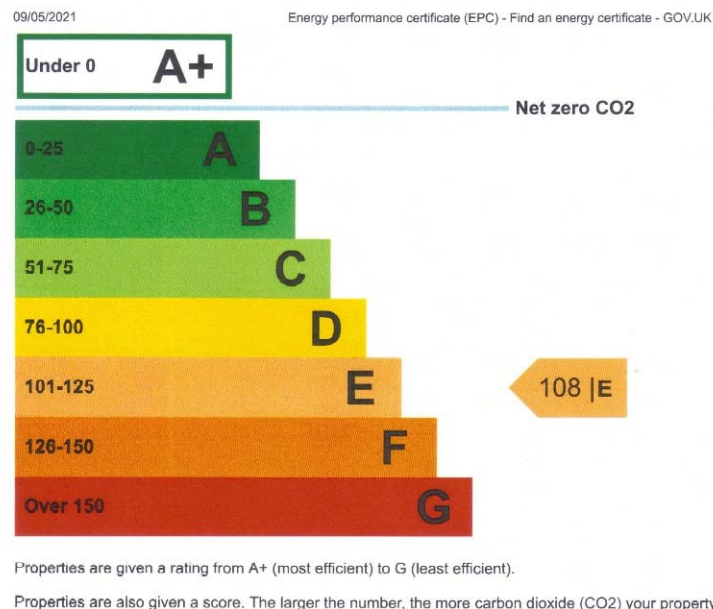
SERVICE CHARGE

The service charge covers the building insurance, gutter clearance, sewage treatment plant service and drainage silt clearance and grounds maintenance. The total service charge for Units 5, 6 & 7 estimated for the period 2025-2026 is £3,773.42 per annum.

VAT

All rents and prices are quoted exclusive of VAT, which is chargeable at the prevailing rate.

EPC



STAMP DUTY

Any transaction may be the subject of stamp duty and prospective purchasers and 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.

