Miller Commercial

Chartered Surveyors and Business Property Specialists



UNIT 2, HERON BUSINESS PARK, HERON WAY, TRURO, TR1 2XN

A brand new industrial unit of steel portal framed construction with a glazed personnel door and entrance and a 4m wide electric roller shutter door. The building has an inner eaves height of 3.5m and a maximum internal height of 5.07m.

Nearby occupiers include Wolseley, Brooklands Garage, The Bathroom Showroom, St John Ambulance, Primrose Herd, Jewson, Truro Technology Centre etc.

The premises are offered by way of a new 6 year lease with annual RPI uplift in rental.

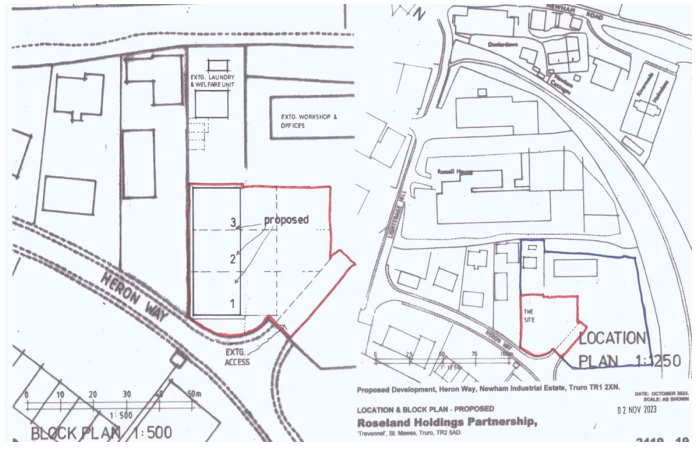
- **BRAND NEW INDUSTRIAL DEVELOPMENT.**
- **1,847 SQ FT (172 SQ M)**
- **UNDER CONSTRUCTION - NEARING COMPLETION**
- **ESTABLISHED TRADING ESTATE LOCATION**
- **NEW LEASE AVAILABLE**
- **ENERGY PERFORMANCE CERTIFICATE - NOT REQUIRED**

ANNUAL RENTAL - £22,150









LOCATION:
The premises are located 1 mile from Truro City Centre in an elevated position above the Truro River. There is a host of businesses within the Newham area as is highlighted by the Newham Business Improvement District.
https://www.newhamtruro.co.uk/

DESCRIPTION:
a brand new unit of steel portal framed construction with insulated cladding and roof.

Nearby occupiers include Wolseley, Brooklands Garage, The Bathroom Showroom, St John Ambulance, Primrose Herd, Jewson, Truro Technology Centre etc.

SCHEDULE OF ACCOMMODATION:
Approx. Width 13.04m
Approx. Depth 13.16m
Approx. Gross Internal Area 172 sq.m (1847 sq.ft)
WC with wash basin - Electric roller shutter door and glazed Personnel Door.
Outside - parking by arrangement
Eaves Height 5.5m

SERVICE CHARGE:
There will be no initial service charge albeit one might be included later to deal with the management of the wider estate.

LEASE TERMS:
The premises are offered by way of a new internal repairing and insuring the lease for a minimum term of 3 years which will be subject to annual RPI uplifts.

VAT:
All the above prices/rentals are quoted exclusive of VAT which will be chargeable upon the rent.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction. The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

BUSINESS RATES:
These will be assessed following practical completion

ENERGY PERFORMANCE CERTIFICATE:
An EPC is not required as the space is neither conditioned nor heated.

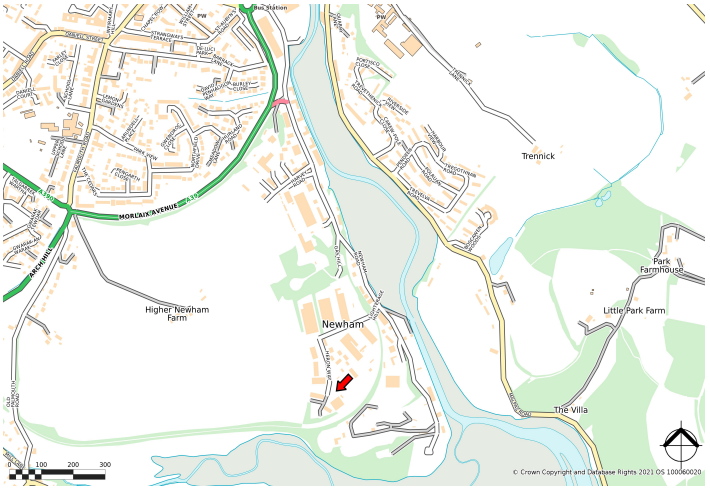
VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

Jonny Bright on 01872 247008
Email jb@miller-commercial.co.uk







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