Miller Commercial

Chartered Surveyors and Business Property Specialists









UNITS 7-9 TRESILLIAN BUSINESS PARK, TRESILLIAN, TRURO, TR2 4HF

- LEASEHOLD INDUSTRIAL PREMISES WITH OFFICES
- CONVENIENT FOR TRURO, ST AUSTELL & ROSELAND PENINSULAR
- AVAILABLE IMMEDIATELY
- MIN 10 PARKING SPACES PLUS FORECOURT
- INTERNAL INSPECTION RECOMMENDED
- ENERGY PERFORMANCE CERTIFICATE - APPLIED FOR

£46,500 PLUS VAT PER ANNUM (NO SERVICE CHARGE)

LOCATION:
The Tresillian Business Park is situated adjoining the Mercedes Dealership between Tresillian and Probus and is well positioned adjoining the A390 trunk road approximately 4.7 miles from Truro, 14 miles from St Mawes and 10.5 miles from St Austell.

PREMISES:
A purpose built industrial unit of steel portal framed construction with mezzanine offices and storage above. The buildng includes a recessed shop front and would be ideally suited for a trade counter or production/manufacturing use.

SCHEDULE OF ACCOMMODATION:
Maximum Internal Width - 25.6 m
Maximum Internal Depth - 15.5 m
Gross Internal Area 398.5 sq.m (4290 sq.ft)
Includes male, female and disabled wc's together with kitchen
Eaves Height 4.5m
Two roller shutter doors - one with glazing behind.
Mezzanine
Offices - 142.5 sq.m (1534 sq.ft)
Storage 44.5 sq.m (479 sq.ft)

LEASE TERMS:
The premises are available to let on a new full repairing and insuring lease at an annual rental of £46,500 per annum plus VAT. The rental will be reviewed annually in accordance with the movement of the RPI (subject to a cap at 6%). Minimum lease term - 3 years. The lease will be outside of the provisions of the Landlord and Tenant Act 1954.

ADJOINING PREMISES:
Unit 5-6 is also available. This unit has an area of 2,825 sq.ft (282.5 sq.m) plus mezzanine of 2,640 sq.ft (245.2 sq.m) and is available at £39,200 plus VAT (no service charge)

LOCAL AUTHORITY:
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:
The rates are currently assessed in conjunction with the adjoining units and well need to be separately assessed.

SERVICES:
Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

VIEWING:
Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Certificate is within Band C (52).

CONTACT INFORMATION:
For further information or an appointment to view please contact either:-

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

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk







AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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