Miller Commercial

Chartered Surveyors and Business Property Specialists





UNIT 2 VOSPERS COMPOUND, HERON WAY, NEWHAM, TRURO, TR1 2XN

A purpose built industrial unit of 216 sq.m (2,325 sq.ft) with two roller shutter doors which is predominately open space with a small office/reception room and staff room. The premises have an eaves height of 4.3 height and a maximum internal height of 5m.

Storage Plots/Compounds ranging in size from 0.25 acre (0.1hectare) are also available at a rental of £1.50 per sq.ft. per annum. Additionally the adjoining unit is also available and the two can be combined to create a single unit of 377.5 sq.m (4,064 sq.ft)

- INDUSTRIAL / WAREHOUSE PREMISES
- AVAILABLE FROM JANUARY 2024
- NEW LEASE OFFERED
- STORAGE PLOTS/COMPOUNDS ALSO AVAILABLE
- THE ADJOINING UNIT - 161.5 SQ.M (1,739 SQ FT) ALSO AVAILABLE
- EPC RATING - BAND C (71) - EXPIRES 2032

£23,500 PER ANNUM

LEASEHOLD

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/

PREMISES:
The premises comprise a building of concrete portal frame construction with profile steel sheet cladding. The building is currently configured as an open unit and includes a small office/reception together with kitchen/staff room and WC.

SCHEDULE OF ACCOMMODATION:
Building
Width 18.13m Depth 11.9m Area 216 sq.m (2,325 sq.ft)

Access is via 3 Electrically Operated Roller Shutter Doors - width 4 m ; height 4.3m:
Eaves Height 5.0m
Yard
Up to 1.16 acres (0.47 hectare) available in plots from 0.25 acres (0.10 hectares).

LEASE TERMS:
The premises are available to let on a new full repairing and insuring leases.

VAT:
All the above prices/rentals are quoted exclusive of VAT.

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

BUSINESS RATES:
The property will need to be re-assessed for business rates as it is currently part of a larger assessment.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (71).

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

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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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