Miller Commercial

Chartered Surveyors and Business Property Specialists



UNIT 5-6, TRESILLIAN BUSINESS PARK, TRESILLIAN, TRURO, TR2 4HF

The premises which are constructed of steel portal frame with steel cladding include wc and a mezzanine which covers 93% of the space.

Outside there is parking/forecourt immediately in front of the unit.

The premises are offered by way of a new full repairing and insuring lease at an annual rental of £30,000 plus VAT for a minimum term of 3 years. There is a rental increase annually in accordance with the movement of the retail prices index (capped at 6%).

- **MODERN PURPOSE BUILT INDUSTRIAL/STORAGE PREMISES**
- **INCLUDES 93% MEZZANINE - CAN BE REMOVED**
- **NEW LEASE AVAILBLE**
- **WELL LOCATED FOR TRURO & ST AUSTELL (ADJ. A390)**
- **INTERNAL INSPECTION RECOMMENDED**
- **ENERGY PERMANCE CERTIFICATE - NOT REQUIRED**

£30,000 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 modern industrial building of steel portal framed construction with steel cladding. The building is currenly utilised for storage and would suit a trade counter or manufacturing use. The premises include a disabled wc, 3 phase electricity together with a fire and security alarm.

SCHEDULE OF ACCOMMODATION:
Maximum Internal Width - 16.88m ; Maximum Internal Depth - 15.55m
Gross Internal Area - 262.5 sq.m (2,825 sq.ft)
Mezzanine 245.2 sq.m (2,640 sq.ft)
Eaves Height 4.5m ; Outside - 6 parking spaces opposite together with additional prking on the forecourt.

LEASE TERMS:
The premises are available to let on a new full repairing and insuring lease at an initial rental of £39,200 per annum plus VAT for a minimum term of three years. RThe rent will be reviewed annually in accordance with the movement of the RPI (capped at 6%). The lease will be outside of the provisions of part 2 of the Landlord and Tenant Act 1954.

LEGAL COSTS:
The ingoing lessee to bear the landlord's reasonably incurred legal costs in connection with the transaction.

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

BUSINESS RATES:
The premises are currently assessed in conjunction with the adjoining units and will 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

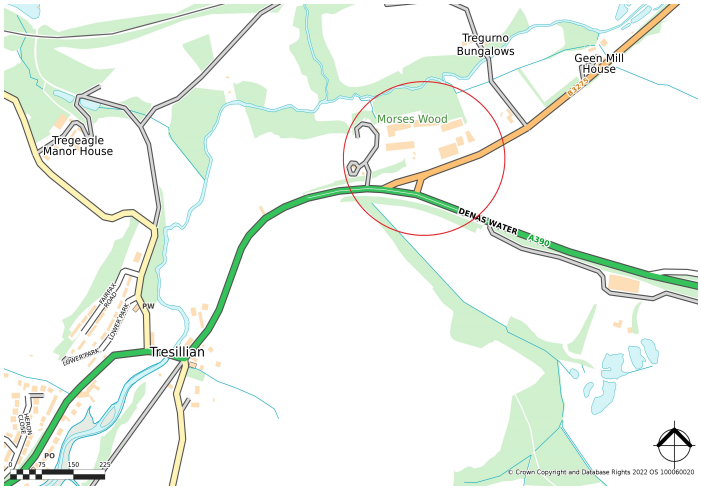
ENERGY PERFORMANCE CERTIFICATE:
Not required as the space is not heated/conditioned.

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







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