Miller Commercial

Chartered Surveyors and Business Property Specialists



UNIT H, FIVEWAYS BUSINESS UNITS, PONSANOOTH, TRURO, TR3 7JQ

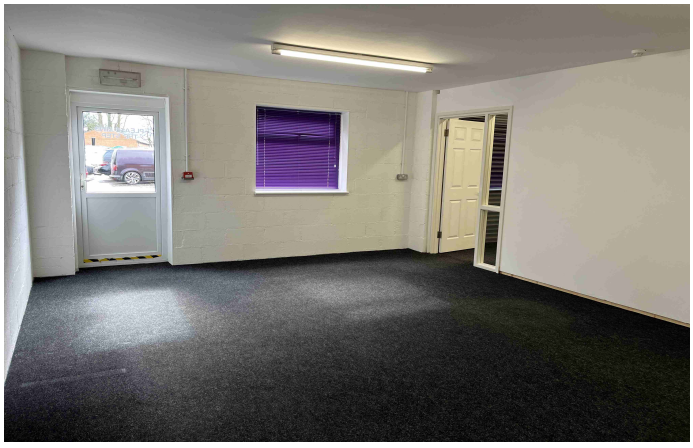
Versatile hybrid industrial/office premises located on established, gated business park.

The property benefits with full fibre broadband to the building, generous parking provision, disabled access to the 1st floor and well configured accommodation.

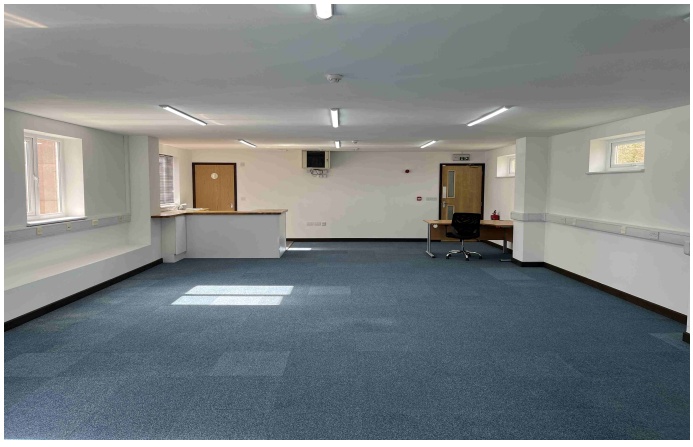
- **HYBRID INDUSTRIAL UNIT**
- **1,830 SQ FT (170 SQ M)**
- **STRATEGIC CENTRAL LOCATION**
- **SET WITHIN ESTABLISHED GATED BUSINESS PARK**
- **TENANCY AT WILL AVAILABLE**
- **EPC B 41**

£17,000 PER ANNUM EXCLUSIVE (NO VAT)









LOCATION:
Strategically located between Falmouth, Redruth and Truro, the property is well located to serve west Cornwall. The A30 which is Cornwall's primary trunk road is located 5.5 miles to the north and provides connectivity to the M5 at Exeter.

DESCRIPTION:
Versatile hybrid industrial/office premises located on established, gated business park.

Open plan office accommodation at first floor level with workshop/storage/showroom at ground floor level.

The property benefits with full fibre broadband to the building, generous parking provision, data cabinet and dado trunking. Disabled access to the 1st floor and well configured accommodation which can be easily reconfigured if required.

Each floor has its own electricity supply to assist with sub division if required.

SCHEDULE OF ACCOMMODATION:
Total internal area of 1,830 sq ft (170 sq m)

SERVICE CHARGE:
The Service Charge is included within the rent.

LEASE TERMS:
Occupation via a Tenancy at Will.

COVENANT STATUS:
A deposit or other security may be required subject to covenant status.

VAT:
The Landlords have confirmed the property has not been elected for VAT.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current total (Ground Floor and First Floor rated separately) rateable value is £8,950.
To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is B (41).

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

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Email th@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk







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