

UNIT 1A VICTORIA BUSINESS PARK, ROCHE, ST AUSTELL, PL26 8LX

£20,000 PER ANNUM EXCLUSIVE

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
The premises are situated 0.75 mile away from the Innes Down Junction of the A30 in Central Cornwall with with approximate journey times to Launceston 30 mins, Exeter 80 mins, Plymouth 60 mins and Penzance 60 mins. The premises are white walled and temperature controlled and are ideally suited for food preparation or warehousing.

DESCRIPTION:
The ground floor includes a storage/production area together with cold room and offices/staff amenities. The first floor is accessed via an external staircase and includes mezzanine storage. The building is located on part of a larger site owned and operated by Ocean Fish and will include parking within the shared forecourt.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor Warehouse/Office/Staff	2,336	217.02
Mezzanine Storage	797	74.04
Total	**3,133**	**291.06**

There is additional mezzanine storage however this has a restricted height and is of limited use.
Parking is available within the shared forecourt.

TENURE / LEASE TERMS:
Leasehold - the premises are offered by way of a new internal repairing and insuring lease which will be outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

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

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

BUSINESS RATES:
The rates are currently wrapped up in the assessment for the landlord's adjoining operation. They will need to be separately assessed following completion of a letting.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is within Band C (89) and expires in 2034.

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

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

or

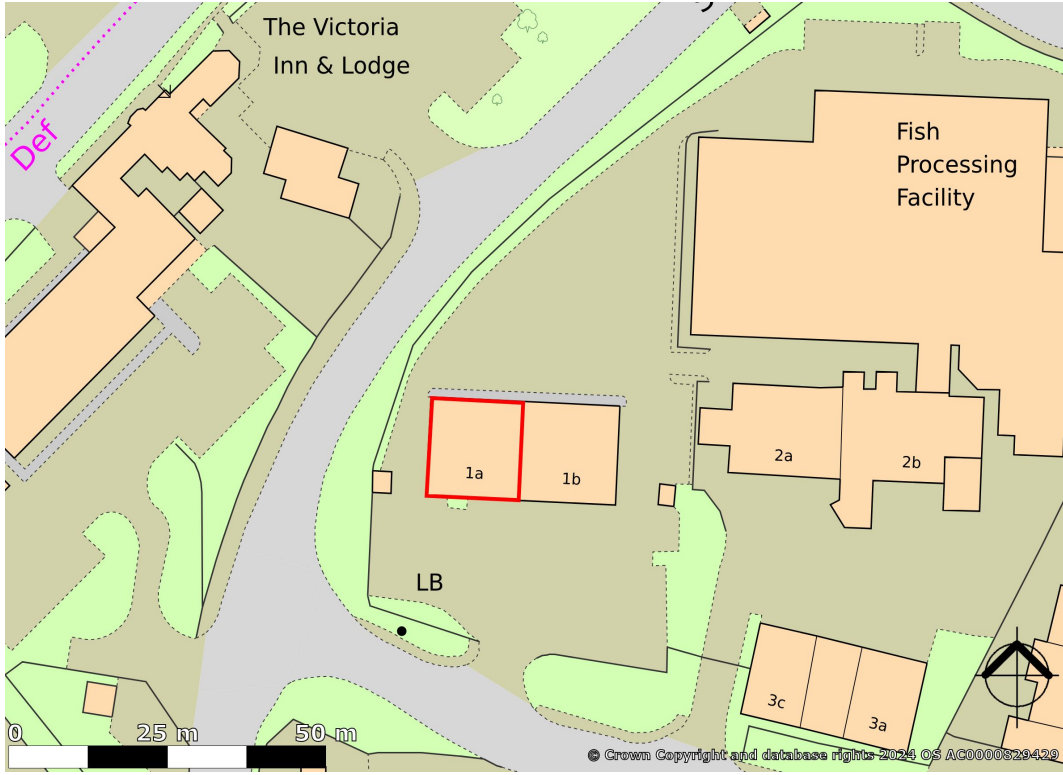
Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

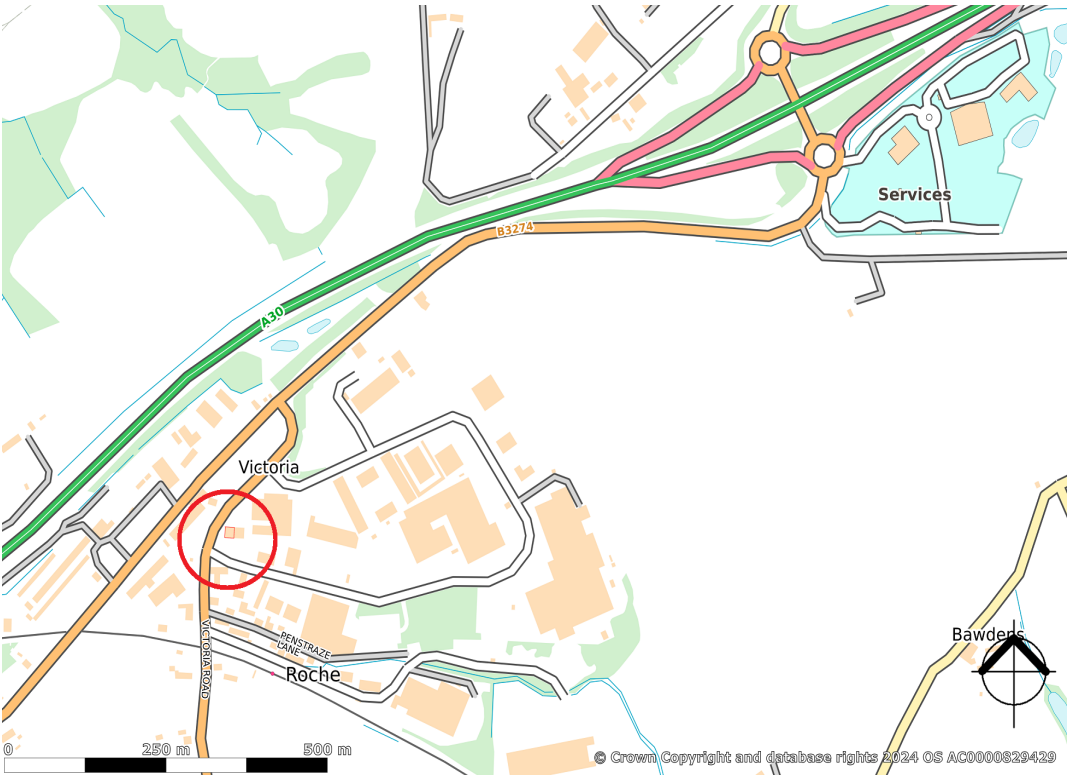









The Victoria
Inn & Lodge
Def
Fish
Processing
Facility
1a
1b
2a
2b
LB
3c
3a
0
25 m
50 m
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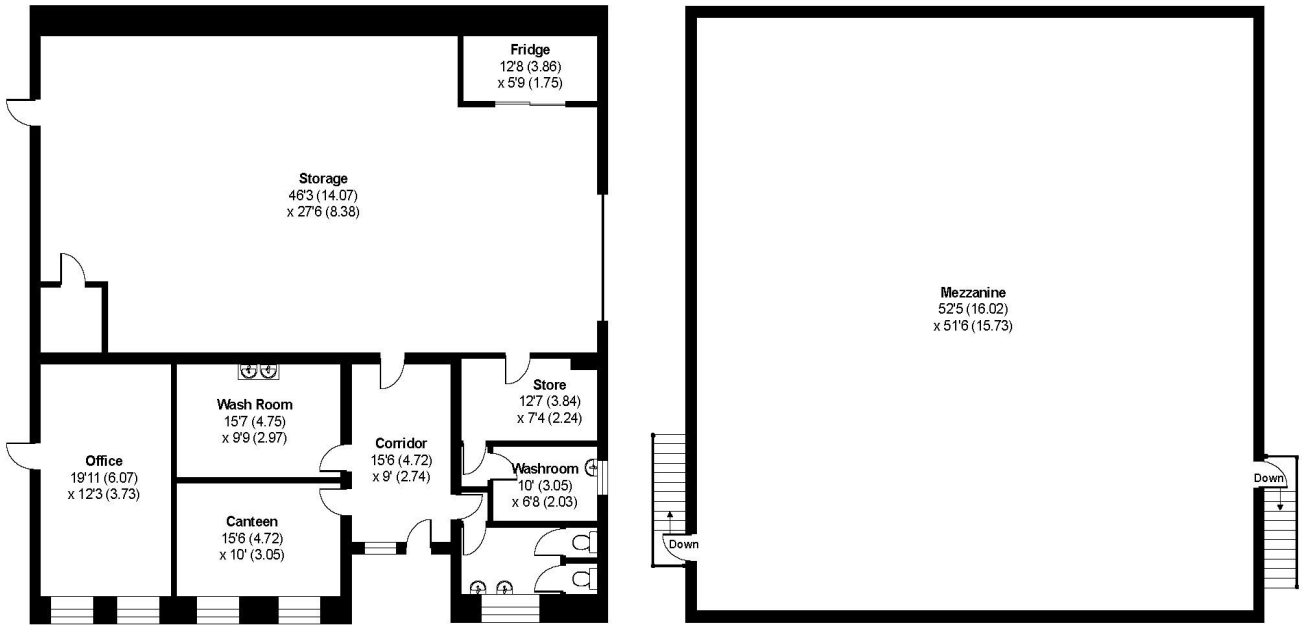

Services
B3274
A30
Victoria
VICTORIA ROAD
PENSTRAZE LANE
Roche
Bawdens
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250 m
500 m
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Holsworthy
Okehar
Cornwall
Boscastle
Tintagel
Launceston
Camelford
Tamar
Bodmin Moor
CORNWALL
Padstow
Wadebridge
Callington
Tavis
Newquay
Bodmin
Liskeard
Saltash
Lostwithiel
Looe
Fowey
Torpoint
Whitsand Bay
St Austell
Truro
Probus
Redruth
St Ives
Camborne
Hayle
Penryn
St Mawes
St Just
Helston
Penzance
Falmouth
Falmouth Bay
Mount's Bay
Land's End
Lizard Point
Lizard
CITY OF PLYMOUTH
Promap

Unit 1A, Victoria Business Park, Roche, St. Austell, PL26 8LX

Approximate Area = 5241 sq ft / 486.6 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Miller Commercial LLP. REF: 1179925

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