Miller Commercial

Chartered Surveyors and Business Property Specialists





TELECOMMUNICATIONS HUBSITE, MOORLAND ROAD, INDIAN QUEENS INDUSTRIAL ESTATE, INDIAN QUEENS, ST COLUMB, CORNWALL, TR9 6TF

- FOR SALE
- MODERN INDUSTRIAL UNIT
- 4,857 SQ FT (451.3M) UNIT, 0.89 ACRE PLOT*
- CLOSE TO A30 INDIAN QUEENS JUNCTION
- SET WITHIN A PRIVATE, GATED COMPOUND
- EPC - NOT REQUIRED

Offers Over £475,000

LOCATION:
The property is sat within its own private, gated compound, located just off the Indian Queens junction in mid-Cornwall.

This location provides excellent transport links to east and west Cornwall and further afield to Exeter and Bristol.

Near neighbours include Celtic & Go, Dameralls Motorcycles, Hawkins Motors, Da Bara Bakery, Screwfix, and range of local and national occupiers.

DESCRIPTION:
The property comprises a modern industrial unit of steel portal construction.

To the front of the property is a generous tarmacadam parking area, some of which sits within a gated compound.

The property has palisade fencing to the majority of the perimeter and a metal swing barrier gate to the front.

The rear section of the plot is currently unoccupied and could offer room to extend the existing premises/undertake further development etc. subject to the necessary consents.

ACCOMMODATION:
The property provides the following approximate measurements:

Size: 4,857 SQ FT (451.3M)

Width: 15.22m
Depth: 29.65m
Minimum eaves 5.5m
Central apex 7.2m
Roller shutter door 4x4.5m

0.89 acre plot*

TENURE:
Freehold. The property will be available March 2026.

Agents Notes: Any outbuildings/external apparatus and the internal fit out shown in the photos are being removed by the outgoing Tenant.

Encroachment has occurred to the north east of the plot as per the blue shading on the property plan. No guarantee can currently be provided as to whether this land can be included as part of the sale until the legal process to reclaim the land has been concluded.

For further details please speak to the Agents.

VAT:
We have been advised this property has been elected for VAT.

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

BUSINESS RATES:
This property has been rated as part of a wider portfolio and will require reassessment upon vacation by the current occupier.

ENERGY PERFORMANCE CERTIFICATE:
This is a low energy consumption building and as such an EPC is not required.

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

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

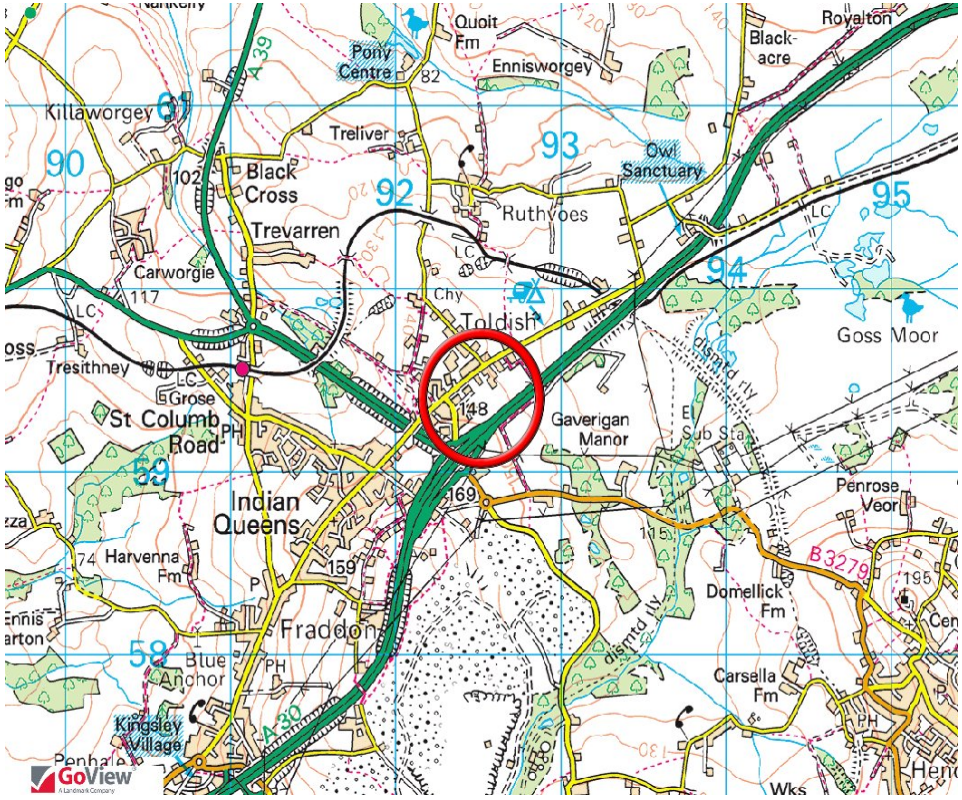
Mike Nightingale on 01872 247008
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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct 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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