Miller Commercial

Chartered Surveyors and Business Property Specialists





UNIT 3, HIGHER NEWHAM LANE, TRURO, TR1 2ST

Located in Newham, Truro's Business District, the premises are a mere 5 minute drive from the city centre. The property comprises a a 10m by 10m light industrial unit / warehouse / workshop located just off Newham Road.

The unit can be used for a range of business uses, subject to landlord's consent. Some uses may require planning consent. The unit comes with a small kitchen, WC, parking and benefits from high eaves height of 5.6m max and 3-phase power.

£10,500 PER ANNUM EXCLUSIVE

- **TO LET**
- **LOCATED IN HIGH DEMAND AREA OF NEWHAM, TRURO**
- **1,076 SQ FT (100 SQ M)**
- **NEW LEASE DIRECT FROM LANDLORD**
- **MAXIMUM EAVES HEIGHT OF 5.6M**
- **ROLLER SHUTTER DOOR AND 3-PHASE POWER**
- **EPC HAS BEEN ORDERED - DUE FOR DELIVERY 1ST SEPTEMBER 2025**

LOCATION:

Located in Newham, Truro's Business District, the premises are a mere 5 minute drive from the city centre, and are close by to numerous national and local operators such as the Royal Mail, Screwfix and Cornish Mutual.

DESCRIPTION:

A small light industrial building located just off Newham Road on the outskirts of Truro City Centre. The building comprises a 10m by 10m light industrial unit / warehouse / workshop. The premises can be used for a range of business uses, subject to landlord's consent. Some uses may require planning consent. The unit comes with a small kitchen and WC. It comes with dedicated parking and is offered by way of a new proportional full repairing and insuring lease.

SCHEDULE OF ACCOMMODATION:

1,076 sq ft (100 sq m)

SERVICE CHARGE:

Not Applicable

LEASE TERMS:

The property is available by way of a new proportional full repairing and insuring lease.

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:

We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

An EPC has been ordered and is due for delivery 1st September 2025.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

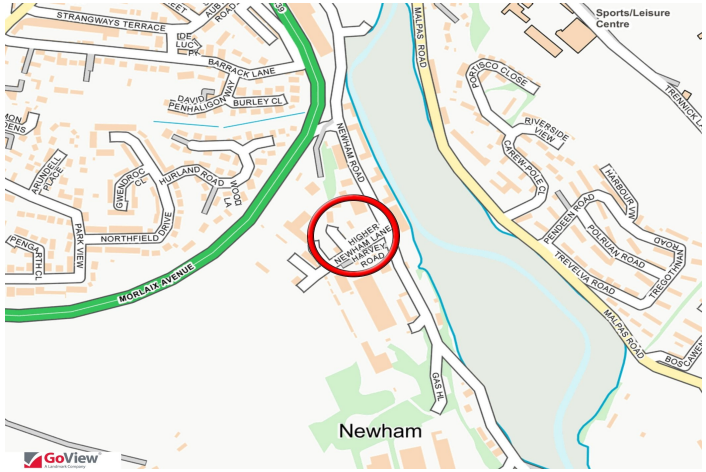
Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

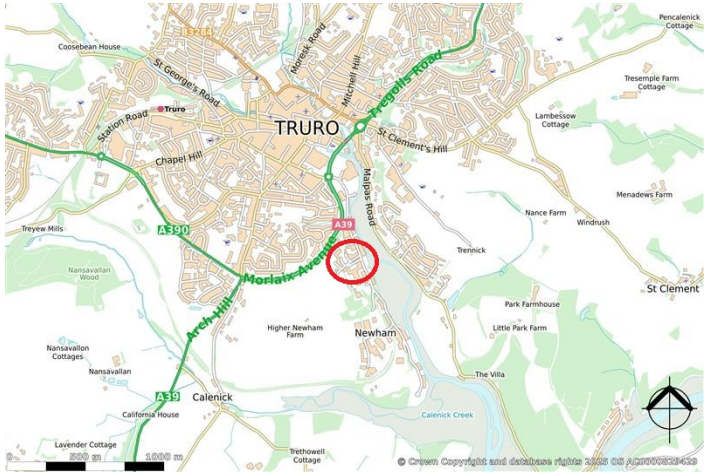












AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul 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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