

# VARIOUS UNITS, A30 BUSINESS PARK, INDIAN QUEENS, TR9 6TF



- TO LET
- B1, B2, B8 MODERN UNITS
- ADJOINING THE A30
- FROM 3,229 SQ FT - 6,189 SQ FT (300 SQ M - 575 SQ M)
- PRE-LETS AVAILABLE
- BREEAM EXCELLENT RATING
- EPCS TO BE ASSESSED ON COMPLETION

**FROM £24,000 PER ANNUM  
LEASEHOLD**

# Miller Commercial

The business property specialists



## LOCATION

The site lies immediately adjacent to Indian Queens Industrial Estate, just off the A30 in the centre of Cornwall. It is accessed via Lodge Way which is the existing access to the eastern part of the Industrial Estate. It has links to the A30 roundabout to the south and the A39 to the North.

The A30 provides the main link across Cornwall and Devon, to a range of destinations which include Redruth, Penzance, Bodmin, Exeter, and the M5. Within Cornwall the A30 provides access to St Austell via the A391, Truro and Falmouth via the A39 (south), Newquay via the A392 and north Devon via the A39 (north).

## DESCRIPTION

The units will be of steel framed construction with a combination of profile metal cladding and facing blockwork to the external walls under a profile metal clad roof. The units comprise 2 separate blocks and will be constructed to the highest standards of sustainability achieving an "Excellent" BREEAM rating. Units 8A and 8B are smaller units with 2 storey office accommodation while Units 9A, 9B and 9C are larger units with extensive glazing to the front elevations and can be combined to provide larger units subject to demand and individual occupier requirements. A detailed building specification and plans are available via Miller Commercial on request.

Internally each unit provides for office accommodation and WC/Kitchen facilities and Units 9A, 9B and 9C have the potential for an additional floor of offices and business space.

Externally each building block has a shared forecourt area with dedicated car parking.

## SCHEDULE OF UNITS

All measurements are approximate and on a gross internal basis:

Block 8

Unit 8A 3,229sq ft (300sq m) £24,000 per annum

Unit 8B 3,229sq ft (300sq m) £24,000 per annum

Total 6,458sq ft (600sq m)

Block 9

Unit 9A 6,189sq ft (575sq m) £52,000 per annum

Unit 9B 4,477sq ft (416sq m) £38,000 per annum

Unit 9C 4,585sq ft (426sq m) £38,600 per annum

Total 15,521sq ft (1,417sq m)

## LEASE TERMS

The premises are available by way of new full repairing and insuring leases with the remaining terms by negotiation.

## BUSINESS RATES

The rateable value will be assessed for rating purposes following completion of the letting.

For further information interested parties are advised to contact the Valuation Office Agency.

www.voa.gov.uk or call 0300-1234-171

## SERVICE CHARGE

There will be a service charge in respect of the maintenance of the common areas and landscaping, the details of which will be confirmed.

## LEGAL COSTS

Each party to bear their own costs in relation to the letting.

## VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.

## EPC

EPCS will be available upon the completion of the units.

The units are being built to the latest BREEAM "Excellent" standard.

## CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

Tom Smith on 01872 2470013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

Or via our joint agent - BLS Estates on 01872 222777 or via email [info@bls.co.uk](mailto:info@bls.co.uk)

FAO Russell Dodge



**PLANS:** Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

**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]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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**VIEWING:** Strictly by prior appointment through Miller Commercial.



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