

# INDUSTRIAL UNIT, COMMUNICATION CENTRE, PAR, PL24 2SQ



- TO LET
- WAREHOUSE STORAGE
- 5,793 SQ FT (538.2 SQ M)
- MEZZANINE 1,175 SQ FT (109.2 SQ M)
- 1 MILE FROM THE A390
- ROLLER SHUTTER DOOR

£19,500 PER ANNUM EXCL  
LEASEHOLD

## Miller Commercial

The business property specialists



## PROPERTY

The Communication Centre, Par Moor Road is an established trading position. The site is located approximately 3 miles east from the town of St Austell and the mainline train station at Par is under 5 minutes drive away. The ground floor area has a GIA of 5,793 sq ft (538.2 sq m) with a further 1,175 sq ft (109.2 sq m) available on a mezzanine level. All areas are accessed via a roller shutter door. The warehouse is a timber framed building with wooden clad exteriors, pressed fibre roofing and concrete floors. Light, power and plumbing are connected.

## SCHEDULE OF ACCOMMODATION

Primary warehouse area 4337 sq ft (402.9 sq m)  
Lean to warehouse extension 1456 sq ft (135.3 sq m)  
Mezzanine level 1175 sq ft (109.2 sq m)  
Roller shutter door: W 3.4m H 3.7m  
Main warehouse area: Minimum eaves 3.4m Maximum height 4.6m  
Lean to: Minimum eaves 2.0m Maximum height 3.9m

## LEASE TERMS

The premises are available with the benefit of a new lease, the terms of which are subject to negotiation.

## LEGAL COSTS

The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

## LOCAL AUTHORITY

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
www.cornwall.gov.uk

## BUSINESS RATES

Business rates will need to be re assessed following the completion of the letting.

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:  
Western Power: 0845 601 2989  
South West Water: 0800 169 1144  
Transco: 0800 111 999

## VAT

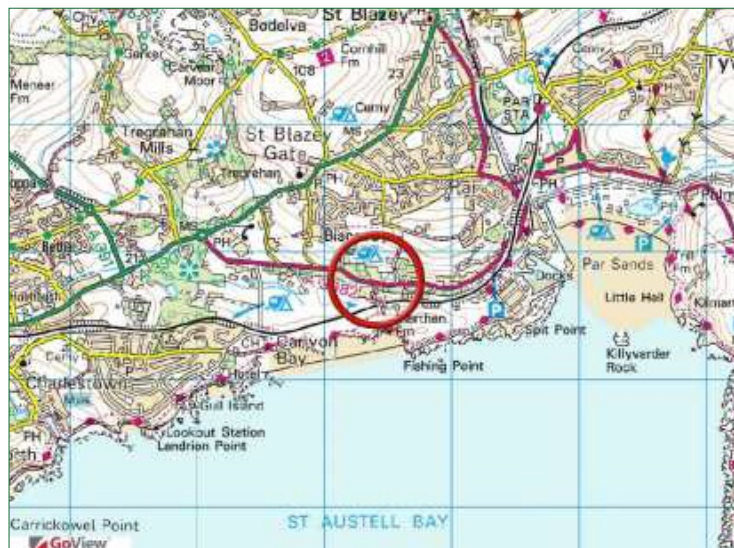
All the above prices/rentals are quoted exclusive of VAT, where applicable.

## ENERGY PERFORMANCE CERTIFICATE

Not required due to this being a warehouse.

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



**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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