



**UNIT D2, CHURCH VIEW BUSINESS PARK, FALMOUTH, TR11 4SN**

**£33,400 PER ANNUM EXCL**

**Miller Commercial**

The business property specialists





## LOCATION

Church View Business Park is a state of the art, brand new development located immediately adjacent to the existing Bickland Industrial Park off Bickland Water Road, Falmouth. Along with the well established Bickland Industrial Park and Tregonigie Industrial Estate, this area forms the principal industrial and business hub serving the town and port of Falmouth. Bickland Business Park is located immediately to the south of the Bickland Industrial Park and is linked by Bickland Water Road to the main A39 road that leads to Truro, 11 miles to the north and the A30, which provides the main link road east to Exeter and west to Penzance. Church View Business Park is well located in relation to the Combined University Campus at Tremough and the recently completed Tremough Innovation Centre; providing a wealth of innovative nearby businesses and a highly skilled local work force.

## DESCRIPTION

Unit D2, currently under construction, will provide a brand new, low carbon, hybrid light industrial / office unit, with anticipated practical completion during Q1 2019. The unit will provide 4,052 sq ft (376.4 sq m) of light industrial space with a 753 sq ft (70 sq m) internal office, and the ability to create more offices at first floor height, subject to occupier requirements.

The development encompasses the very latest building technology to provide the highest level of sustainable construction, achieving an "Excellent" BREEAM rating. The unit benefits from solar power panels on the roof, its own WC and shower room as well as a kitchenette. Height to the underside of the eaves is 5.5m and the loading bay door will measure 3.5m wide by 4.5 m high. Mains gas, water, drainage and 3-phase electricity are all supplied to the unit.

## BROADBAND

We are advised that super fast broadband will be supplied direct to the unit.

## ACCOMODATION

Ground floor light industrial unit including offices - 4,052 sq ft (376.4 sq m).  
office content - 753 sq ft (70 sq m)

The unit has been designed to allow for further office space above the existing office provision.

The unit has 4 parking spaces and one disabled car parking space demised to it.



## TENURE

The property is available by way of a new lease, direct from the landlord for a term by arrangement. The minimum lease length to be 5 years with other terms subject to negotiation.

## PLANNING

Planning permission provides for uses within B1 Use Class. This does not exclude uses within the B2 and B8 classes and interested parties are asked to seek further advice regarding the planning from the sole agents or Cornwall Council.

## ESTATE CHARGE

There will be an annual service charge for the maintenance and landscaping of the common areas, the details of which can be provided on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## BUSINESS RATES

To be assessed on completion.

## ENERGY PERFORMANCE CERTIFICATE

The Landlord will provide an energy performance certificate on final completion of the building work (Q1 2019).

## VAT

All prices/rents quoted are shown exclusive of VAT. For the avoidance of doubt, VAT will be payable on the rent, to be charged at the prevailing rate.

## CONTACT INFORMATION

For further information or an appointment to view please contact sole agents, Miller Commercial:

Tom Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk) or

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



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