

BRAND NEW UNIT, PLOT E WALKER BUSINESS PARK, TRURO, TR4 9LD



- BRAND NEW INDUSTRIAL UNIT
- 2725 SQ.FT (253.2 SQ.M)
- LOCATED ON THE WALKER BUSINESS PARK.
- EAVES HEIGHT 6.58M
- AVAILABLE SOON
- EPC - AVAILABLE FOLLOWING PRACTICAL COMPLETION

**£25,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Threemilestone Industrial Estate is located approximately 4.5 miles from Truro City Centre and 2.7 miles from the A30 trunk road at Chiverton Cross. The Estate is well established and includes a number of uses including Car Sales, Motor Factors, Electrical Wholesalers, Window Manufacturers, Farm Supplies, Home Improvements, Trade and DIY specialists together with a number of office occupiers.

The Walker Business Park comprises a modern development which is partially complete and partially under construction; it includes 16 plots/buildings which will comprise a mixture of Warehouses, Hybrid Industrial Units and Offices. There is also planning consent for a cafe within the development.

DESCRIPTION

Plot E comprises a pair of semi detached industrial units with parking to the front. The right hand unit will be occupied as a gym and the left hand side is available to let.

ACCOMMODATION

All areas and dimensions are approximate.

Gross Internal Width 17.51m

Gross Internal Depth 14.46m

Gross Internal Area 253.2 sq.m (2725 sq.ft)

Internal Eaves Height 6.58m

Max Internal Height 7.28m

Two Electrically Operated Roller Shutter Doors (3.98m wide by 3.98m high)

PLANNING

A copy of the planning consent can be downloaded from the Planning Portal on the Cornwall Council website. Ref. PA14/1208/09/M

TENURE

Leasehold - The premises are offered by way of a new full repairing and insuring lease; the terms of which are open to negotiation.

There are covenants on the land which restricts the sale of kitchen/bathroom related items and prevents MOTs from being undertaken.

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

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

VALUE ADDED TAX

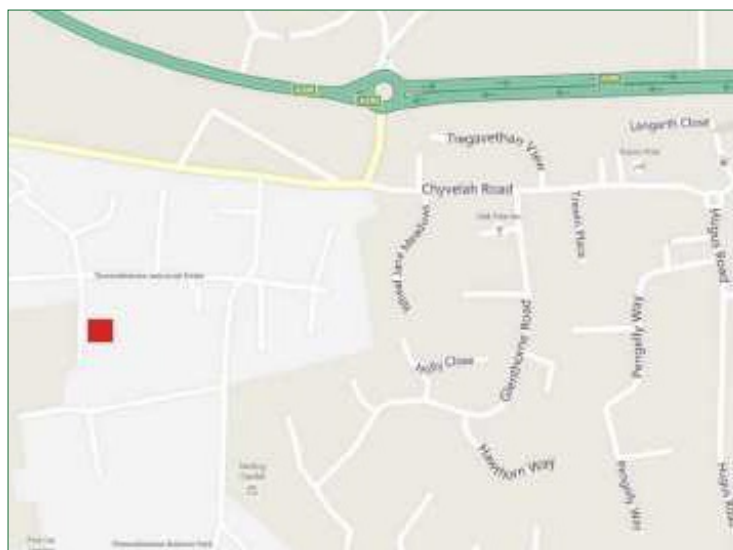
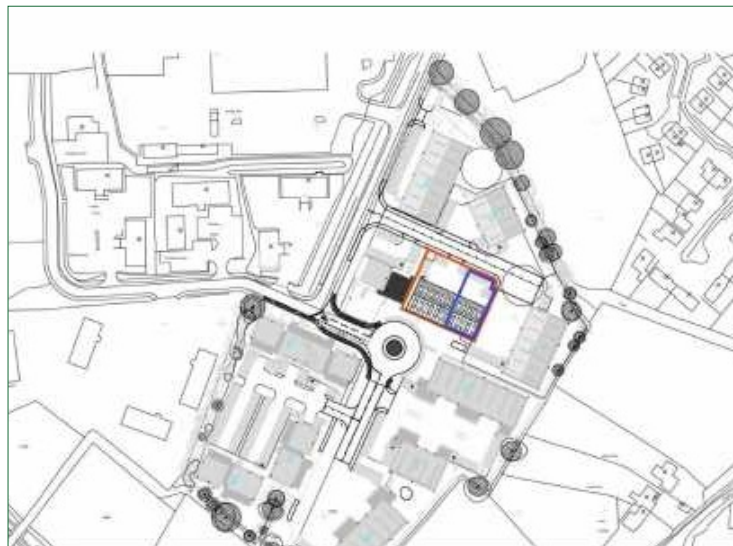
All the above prices are quoted exclusive of VAT which is payable in addition to the purchase price.

CONTACT INFORMATION

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

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

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