

UNITS 32-34, TRESILLIAN BUSINESS PARK, PROBUS, TR2 4HF



- BRAND NEW INDUSTRIAL/STORAGE PREMISES
- FROM 168 - 504 SQ M (1800 - 5400 SQ FT) OR THEREABOUTS.
- WELL LOCATED ADJOINING A390.
- PRE-LET AVAILABLE
- EPC - NOT REQUIRED

**FROM £14,400 PER ANNUM
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Situated adjoining the Mercedes Garage on the outskirts of Tresillian close to the A390 Trunk Road which connects Truro with St Austell. The development is also situated within easy reach of the A30 and Roseland Peninsular.

ACCOMMODATION

The development is now well established with 34 units either built or under construction. The buildings will be of steel portal framed construction with steel cladding and an internal eaves height of 4.5m. The premises will have an electrically operated roller shutter with a width of 4.00m and clear height of 5.87m. They will include three phase electricity and fibre optic broadband provision together with LED lighting and translucent panels in the roof cladding which provide good levels of natural light.. There will be a disabled wc with washbasin and hot and cold water. Parking - 4 spaces per unit together with occasional/visitors spaces.

LEASE TERMS

The premises are offered by way of a pre-let at an initial asking rental based on £8.00 per sq.ft per annum. There will be annual RPI rent reviews. The remaining terms are open to negotiation. There will be no service charge.

LEGAL COSTS

The ingoing lessee to bear 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

These will be assessed following practical completion of the building.

VAT

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

SERVICES

Prospective occupiers 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

ENERGY PERFORMANCE CERTIFICATE

This property does not need an EPC because it does not include any form of fixed heating.

SPECIAL NOTE

Please note that the images relate to some of the units recently completed. The subject premises are under construction and will be built to a similar specification.

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
Thomas Hewitt on 01872 247025 or via email th@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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VIEWING: Strictly by prior appointment through Miller Commercial.



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