

UNIT 9C, A30 BUSINESS PARK, INDIAN QUEENS, TR9 6TF



- TO LET
- B1, B2, B8 MODERN UNIT
- ADJOINING THE A30
- 4,585 SQ FT (426 SQ M)
- PRE-LET AVAILABLE
- BREEAM EXCELLENT RATING
- EPC TO BE ASSESSED ON COMPLETION

**£38,600 PER ANNUM EXCL
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 and Truro to the West and Bodmin, Exeter, and the M5 to the East. 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 unit 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 have been constructed to the highest standards of sustainability achieving an "Excellent" BREEAM rating. Unit 9C is one of the larger units with extensive glazing to the front elevations and can potentially be combined with 9B to provide a larger unit subject to availability. A detailed building specification and plans are available via Miller Commercial on request.

Internally the unit provides for office accommodation and WC/Kitchen facilities and this unit has the potential for an additional floor of offices and business space.

Externally there is a shared forecourt area with dedicated car parking.

SCHEDULE OF UNITS

All measurements are approximate and on a gross internal basis:
Unit 9C 4,585 sq ft (426 sq m) £38,600 per annum

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

EPC 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

Tom Smith on 01872 2470013 or via email ts@miller-commercial.co.uk

Or via our joint agent - BLS Estates on 01872 222777 or via email 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.

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