Miller Commercial

Chartered Surveyors and Business Property Specialists

UNIT D4, WALKER BUSINESS PARK, THREEMILESTONE, TRURO, TR4 9NH

A terrace of 6 brand new, light industrial units ranging from 1,205 sq ft to 1,805 sq ft. Available now to rent on new leases direct from the landlord. An ideal opportunity to occupy these high specification units in the main business hub just off the main road into Truro. The property boasts a number of amenities including electric roller shutter doors, tall eaves heights of 5.5m, WCs in each unit and dedicated car parking for each unit. The floor slab has been designed to accommodate a mezzanine level if Tenants would like to install one. Ideal for a range of light industrial and other business uses (*Please note that the units are not suitable for use by a garage or other motor related trades or as a kitchen/bathroom retail outlet or showroom*).

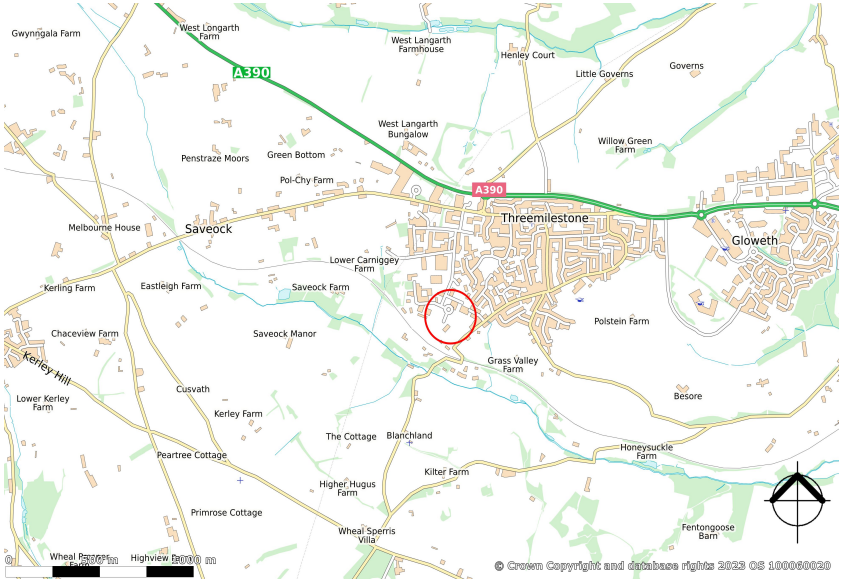
Nearby occupiers include BT, the NHS, RGB Building Supplies, Datasharp UK, Crossfit Truro, Cornwall Council, Arcol, Ward Williams, Gloweth Construction and Cornish Gems as well as a host of retail showrooms, trade counters and other national and regional business & professional companies. Within close proximity to the site are Truro College as well as Cornwall's main hospital campus at Treliske.

- **BRAND NEW LIGHT INDUSTRIAL / WAREHOUSE / BUSINESS UNIT**
- **UNIT OF 1,205 SQ FT (112 SQ M)**
- **ALL UNITS BENEFIT FROM 80 AMP, 3-PHASE ELECTRICAL SUPPLY**
- **5.5M EAVES HEIGHT IN EACH UNIT**
- **ELECTRIC ROLLER SHUTTER DOORS**
- **2 TO 3 CAR PARKING SPACES PER UNIT**
- **EPC EXEMPT AS LOW ENERGY USE UNITS**

Rent: £13,500 per annum excl VAT

UNIT C5

UNIT C4



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

The property is located in the heart of Threemilestone Industrial Estate in the well known Walker Business Park. The estate is located just to the west of Truro itself, accessed via the A390 which provides swift access to the A30 that stretches west to Penzance and east to Exeter. Newquay airport is under 30 minutes drive away providing daily regional and international flights as well as commuter flights to London.

PREMISES:

Brand new units of steel portal framed construction with roller shutter doors and tall eaves height of 5.5m. Each unit will benefit from a disabled access WC and tea point and LED lighting throughout. Dedicated on site car parking for up to 3 vehicles is provided to each Tenant. The site will be secured by a 2.4m metal fence and security gates for out of hours access as well as a CCTV system covering the common yard area and front entrance. 3 phase power is supplied to each unit. The units have been designed for the floor loading to accommodate a mezzanine level if required. Full detail and specification on request. The units will be suitable for a variety of light industrial and business uses. However, please note that the units are not suitable for use by a garage or other motor related trades or as a kitchen/bathroom retail outlet or showroom.

SCHEDULE OF ACCOMMODATION:

Unit 5 - 1,805 sq ft (168 sq m)
Unit 4 - 1,205 sq ft (112 sq m)
Unit 1 - 1,805 sq ft (168 sq m)

LEASE TERMS:

The premises are offered on new lease terms of 6 years on proportionally full repairing and insuring terms, subject to a service charge to maintain the common parts and exterior of the building.

VAT:

All the above prices/rentals are quoted exclusive of VAT. VAT will be payable on the rent.

BUSINESS RATES:

The units have not yet been assessed for business rates purposes.

ENERGY PERFORMANCE CERTIFICATE:

Energy Performance Certificates are not required as the buildings are exempt from MEEs regulations. The units are classified as low energy workshops.

CONTACT INFORMATION:

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

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk