

# Miller Commercial

Chartered Surveyors and Business Property Specialists



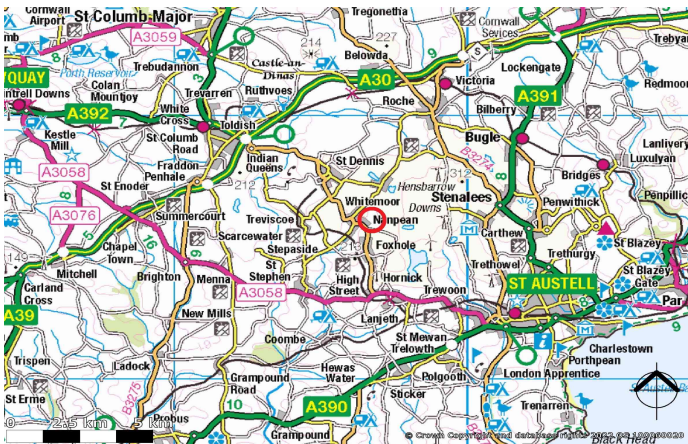
## FERNLEIGH INDUSTRIAL ESTATE, DRINNICK ROAD, NANPEAN, PL26 7YN

- OPEN STORAGE LAND
- AVAILABLE IN WHOLE OR IN PART/S
- 0.6 ACRE (0.24 HECTAREA) AVAILABLE IN WHOLE OR IN PART/S
- ESTABLISHED INDUSTRIAL LOCATION
- COMPOUNDS CAN BE CREATED
- EPC NOT REQUIRED

**FROM £32,500 PER ANNUM EXCLUSIVE**



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)



### LOCATION:

Fernleigh Yard is located centrally within Cornwall, approximately 10 minutes from the nearest junction to the A30. The property is located on the fringe of Nanpean which offers a range of local amenities and services. The market town of St Austell is approximately 6 miles to the east and the City of Truro is approximately 15 miles to the west.

### PREMISES:

The property comprises an open storage yard with a part concrete finish with services available. A hard standing to be provided to the full extent subject to Tenant requirement and negotiation. The site is available on whole or in part and palisade fenced compounds can be created to tenant requirements. Use class B1 & B8.

### SCHEDULE OF ACCOMMODATION:

The yard measures approximately 0.6 acres (0.24 hectare) and is available in whole or in part. The areas and handover specification are to be agreed, it is possible for the landlord to provide gated compounds with palisade fencing, lighting and power.

### LEASE TERMS:

The premises are available to let via negotiation.

### VAT:

We have been advised the property has been elected for VAT.

### LEGAL COSTS:

The incoming Tenant to pay the Landlords legal costs.

### BUSINESS RATES:

The demised area to be reassessed upon completion of the letting.

### LOCAL AUTHORITY:

Cornwall Council:  
General Enquiries: 0300 1234 100  
Planning: 0300 1234 151  
[www.cornwall.gov.uk](http://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

### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

**Thomas Hewitt** on 01872 247025  
Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

**Tom Smith** on 01872 247013  
Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

**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.

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