



UNIT 1B VICTORIA BUSINESS PARK, ROCHE, ST AUSTELL, PL26 8LX

£25,000 PER ANNUM EXCLUSIVE

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The premises are situated 0.75 mile away from the Innes Down Junction of the A30 in Central Cornwall with approximate journey times to Launceston 30 mins, Exeter 80 mins, Plymouth 60 mins and Penzance 60 mins. The premises are white walled and temperature controlled and are ideally suited for food preparation or warehousing.

DESCRIPTION:

The ground floor includes a storage/production area which can be operated as a cold room with staff amenities.

The building is located on part of a larger site owned and operated by Ocean Fish and will include parking within the shared forecourt.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor Warehouse/Staff	2,255	210
Total	2,255	210

Parking is available within the shared forecourt.

TENURE / LEASE TERMS:

Leasehold - the premises are offered by way of a new internal repairing and insuring lease which will be outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

The rates are currently wrapped up in the assessment for the landlord's adjoining operation. They will need to be separately assessed following completion of a letting.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been applied for and will be available shortly.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

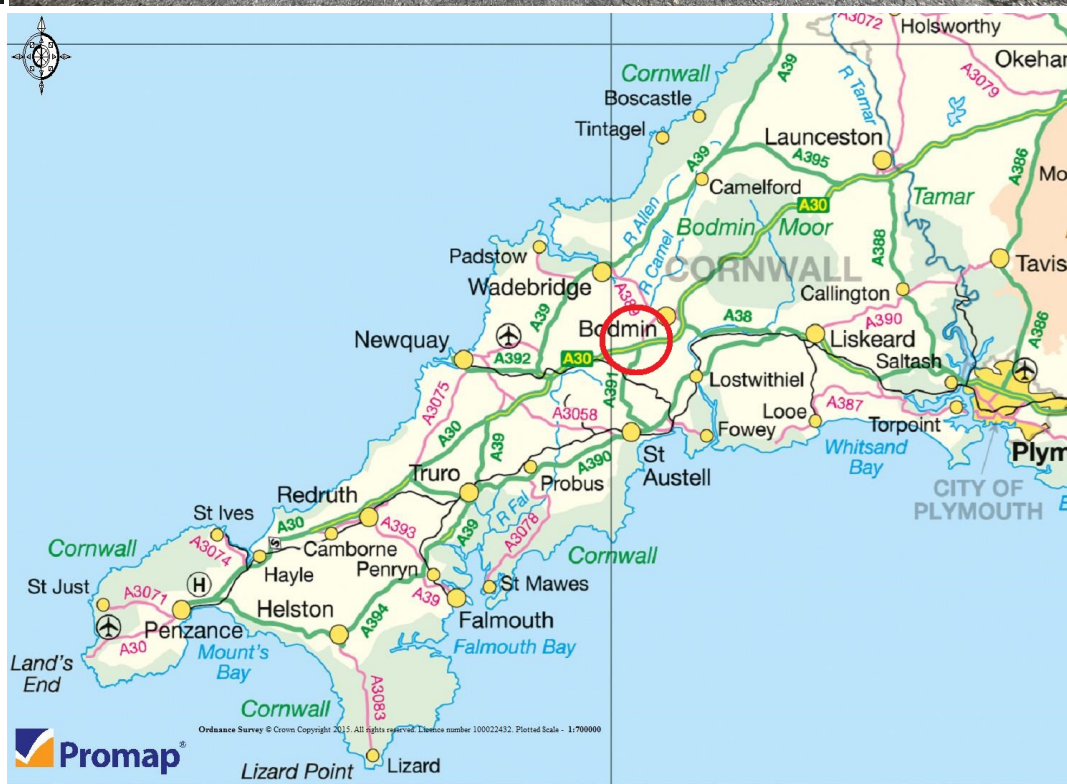
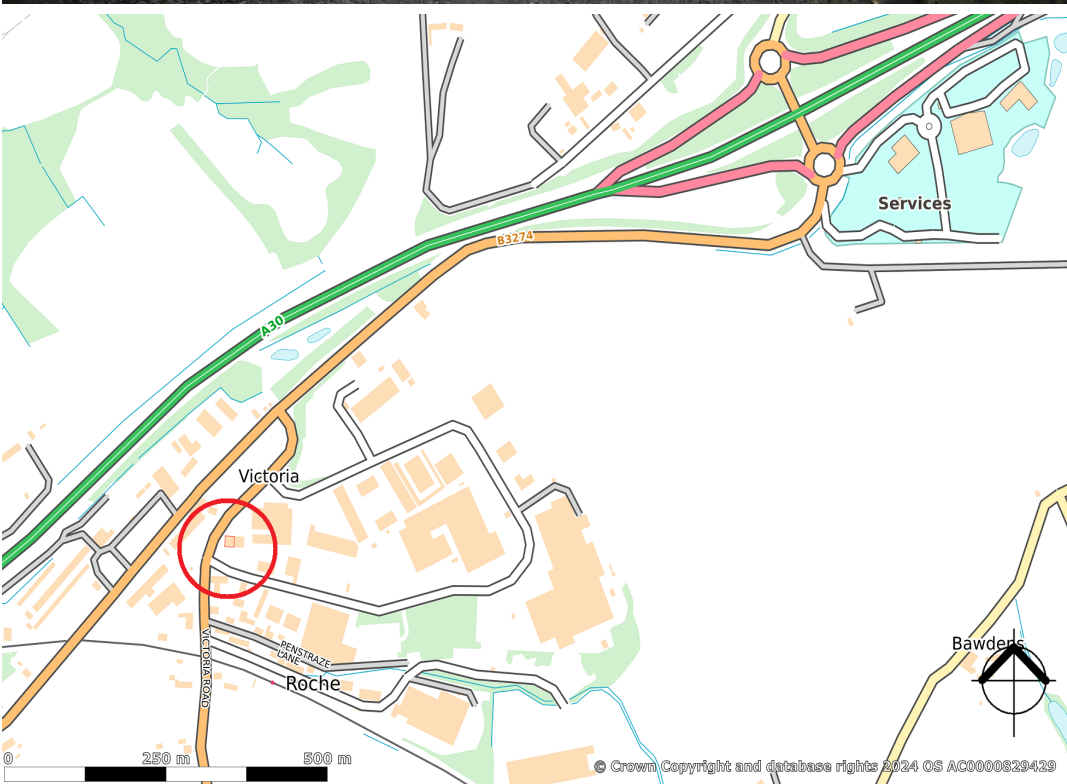
Email msn@miller-commercial.co.uk

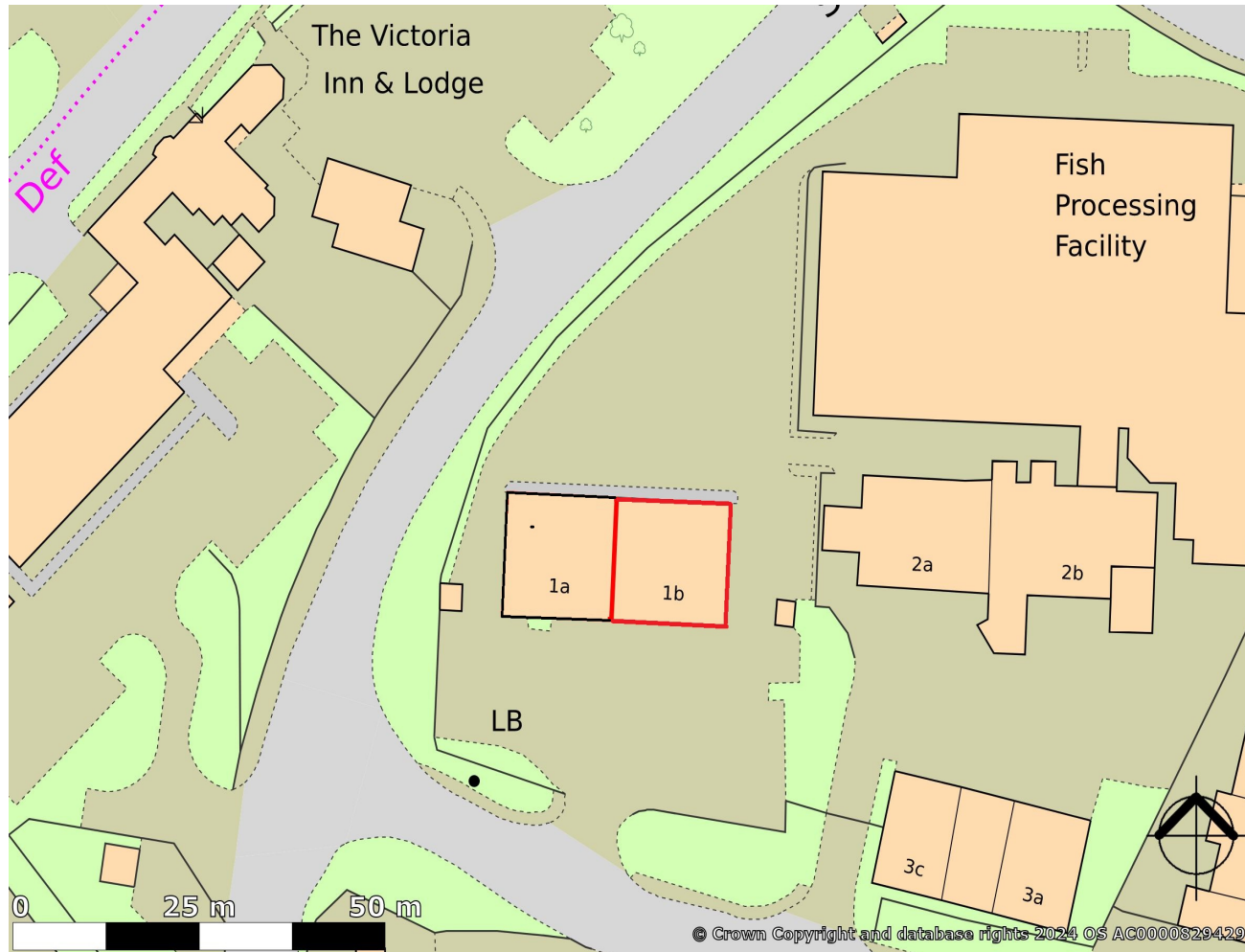
or

Jonny Bright on 01872 247022

Email jb@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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