



UNIT 34, TRESILLIAN BUSINESS PARK, PROBUS, TRURO, TR2 4HF

RENTAL £20,500 PER ANNUM EXCLUSIVE

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The Tresillian Business Park is situated adjoining the Mercedes Dealership between Tresillian and Probus and is well positioned adjoining the A390 trunk road approximately 4.7 miles from Truro and 10.5 miles from St Austell.

DESCRIPTION:

The premises are approximately 5 years old and are of steel portal framed construction with insulated cladding. They have an internal office, accessible wc, three phase electricity and broadband. There is an electrically operated roller shutter door (width 3.99m height 3.85m) and LED lighting.

Outside to the front of the unit is a fenced and gated yard.

SCHEDULE OF ACCOMMODATION:

Unit
Width 11.78m
Depth 13.48m
Area 158.8 sq.m (1709 sq.ft)
Inner Eaves Height 3.60m Max Internal Height 5.07m

Yard/Forecourt
Depth 8.8m
Ave Width 14.5m
Area 127.6 sq.m (1373 sq.ft)

LEASE TERMS:

The premises are offered by way of a new full repairing and insuring lease at an annual rental of £20,500 plus VAT for a minimum term of 3 years. The rent will increase annually in accordance with the movement of the retail prices index (capped at 6%).

SERVICE CHARGE:

None - the rental is inclusive of maintenance of the wider estate.

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:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £17,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

Not applicable.

AVAILABILITY:

The premises should be available from May 2026.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

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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