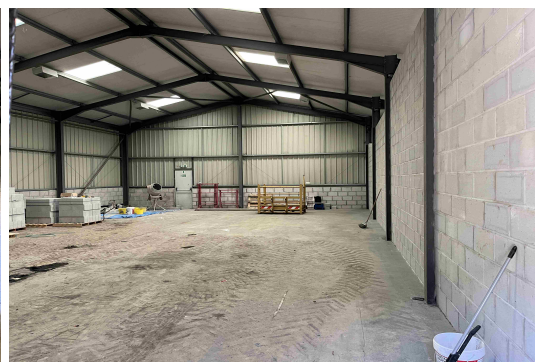


Miller Commercial

Chartered Surveyors and Business Property Specialists



UNIT 1, MILL LANE, PROBUS, TR2 4HG

£16,275

Units 1-2 Mill Lane are modern co-joined purpose built commercial units situated on the edge of Probus. The site was completed in 2004 and comprises 2 units with a shared kitchen/wc block. The properties have been built to a high specification providing a large storage space with roller shutter doors, 3 phase electricity and insulated roofs. Available from 2,325 sq ft (216 sq m)

LOCATION:

Mill Lane Units are located on the edge of Probus accessed via a private road. Probus is a village located just off the A390 between the City of Truro and the town of St Austell on the south coast of Cornwall. The property is located approximately a 10-minute drive to Truro and the A39 which connects with the A30, the main arterial route linking Cornwall with the rest of the country. The nearest junction is just over 7 miles away.

Unit 1:

Unit 1 Mill Lane is a purpose-built warehouse/storage unit with a gross internal area of 2,325 sq ft. The development was completed in 2003 and comprises a steel portal frame with profile metal sheet cladding, insulated roof, 3 phase electricity, roller shutter doors to loading bays, pedestrian doors with multi point locking systems. Maximum eaves height is 4.4m.

Loading bay: Width 3.64m Height 3.5m

SCHEDULE OF ACCOMMODATION:

Unit 1 2,325 sq ft (216 sq m) Gross internal area.

The adjacent unit is available, please see our other listings for further information. A shared block provides WC & kitchen facilities for the units. Allocated parking provided.

LEASE TERMS:

A term of up to 5 years contracted outside of the 1954 Landlord and Tenant act is available.

The property is best suited for storage/logistics and light industrial use. Motor trade/engineering/fabrication etc are unlikely to be suitable.

LEGAL COSTS:

The ingoing Lessee to bear the landlords reasonably incurred legal costs in connection with the transaction.

USE:

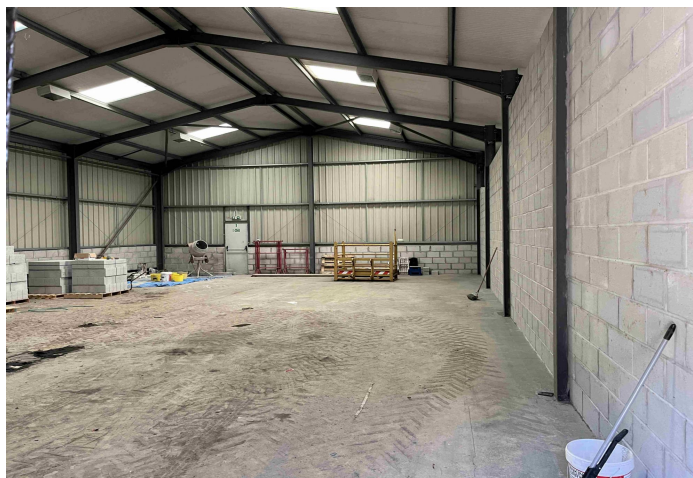
B8 Storage & Distribution.

BUSINESS RATES:

This unit will require assessment following completion of the letting so we are unable to provide a rateable value. It is anticipated that the unit will qualify for small business rates relief.

ENERGY PERFORMANCE CERTIFICATE:

As per the government guidance, this property does not require an EPC. You don't need an Energy Performance Certificate (EPC) if you can demonstrate that the building is any of these: An industrial site, workshop or non-residential agricultural building that doesn't use much energy.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT, where applicable. This unit has been elected for VAT.

CONTACT INFORMATION:

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

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

Tom Smith on 01872 247013

Email 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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