

Miller Commercial

Chartered Surveyors and Business Property Specialists



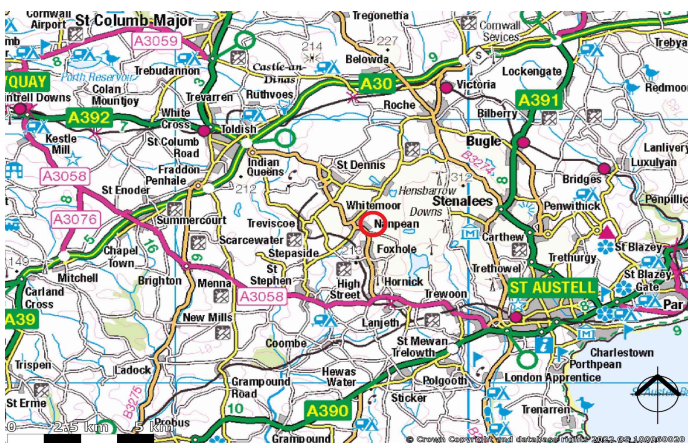
FERNLEIGH INDUSTRIAL ESTATE, DRINNICK ROAD, NANPEAN, PL26 7YN

- OPEN STORAGE LAND
- AVAILABLE IN WHOLE OR IN PART/S
- SERVICES AVAILABLE
- COMPOUNDS CAN BE CREATED
- EPC NOT REQUIRED

FROM 50p PER SQUARE FOOT



01872 247000 | 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 set over 2 tiers with services available.

The site is available on whole or in part and palisade fenced compounds can be created to tenant requirements.

SCHEDULE OF ACCOMMODATION:

The yard measures approximately 1.8 acres (gross) 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:

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

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

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@millers-commercial.co.uk

Tom Smith on 01872 247013

Email ts@millers-commercial.co.uk

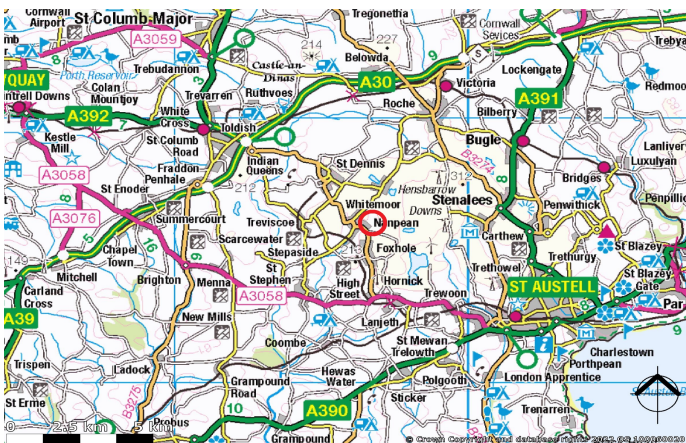
AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul 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.

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



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Planning 0300-1234-151
www.cornwall.gov.uk

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South West Water: 0800 169 1144
Transco: 0800 111 999

VIEWING:

Strictly by prior appointment through Miller Commercial.

CONTACT INFORMATION:

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

Thomas Hewitt on 01872 247025

Email th@millers-commercial.co.uk



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