



MILL FARM BUSINESS PARK, TRESILLIAN, TRURO, TR2 4AX

- WORKSHOP PREMISES
- 2,192 SQ FT (203.6 SQ M)
- ADJACENT TO THE A390
- CHARMING BUILDING WELL SUITED TO AN ARTISAN OCCUPIER
- NEW LEASE AVAILABLE
- EPC E115

£14,000 PER ANNUM EXCLUSIVE

LOCATION:

Situated on the eastern fringe of Tresillian, the property is located adjacent to the A390 trunk road in an easily accessible approximately 3.5 miles from the city of Truro, 14.8 miles from St Mawes and 11 miles from St Austell. The nearest junction to the A30 which is Cornwall's principal trunk road is 6.2 miles distant.

SCHEDULE OF ACCOMMODATION:

Ground floor
1,344 sq ft (124.9 sq m)
First floor
847 sq ft (78.8 sq m)
Total
2,192 sq ft (203.6 sq m)

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease for a term by arrangement.

LEGAL COSTS:

The ingoing lessee to bear the landlord's reasonably incurred legal costs in connection with the transaction.

VAT:

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

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:

We have been unable to locate an entry for the premises on the valuation office agency listing. The premises are likely to require assessment upon completion of the lease.

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



