



MILL FARM UNITS, TRESILLIAN, TRURO, TR2 4AX

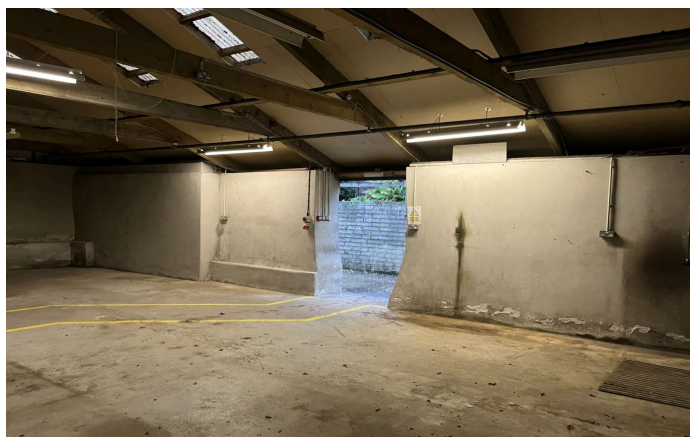
A charming two storey workshop in a semi-rural location which has previously been used by an engineering company.

The ground floor offer the main workshop area with a concrete floor and a rustic office/workspace can be found on the first floor which is independently accessed.

The property has 3 phase electricity, gas heating and staff welfare facilities.

- **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



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 Landlords reasonably incurred legal costs in connection with the transaction.

VAT:

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

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.

LOCAL AUTHORITY:

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

SERVICES:

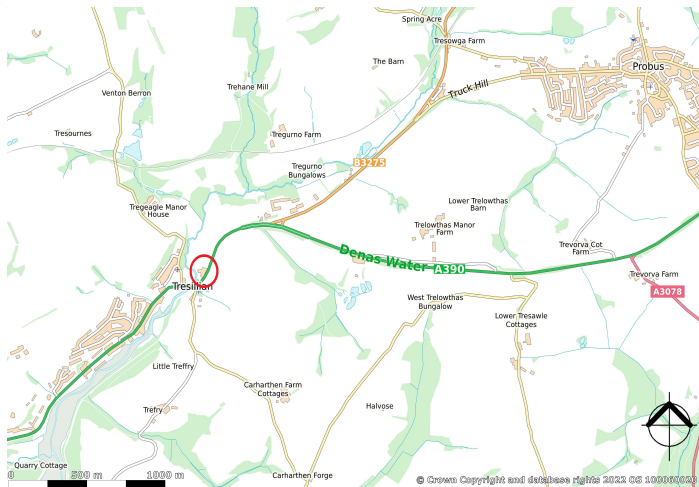
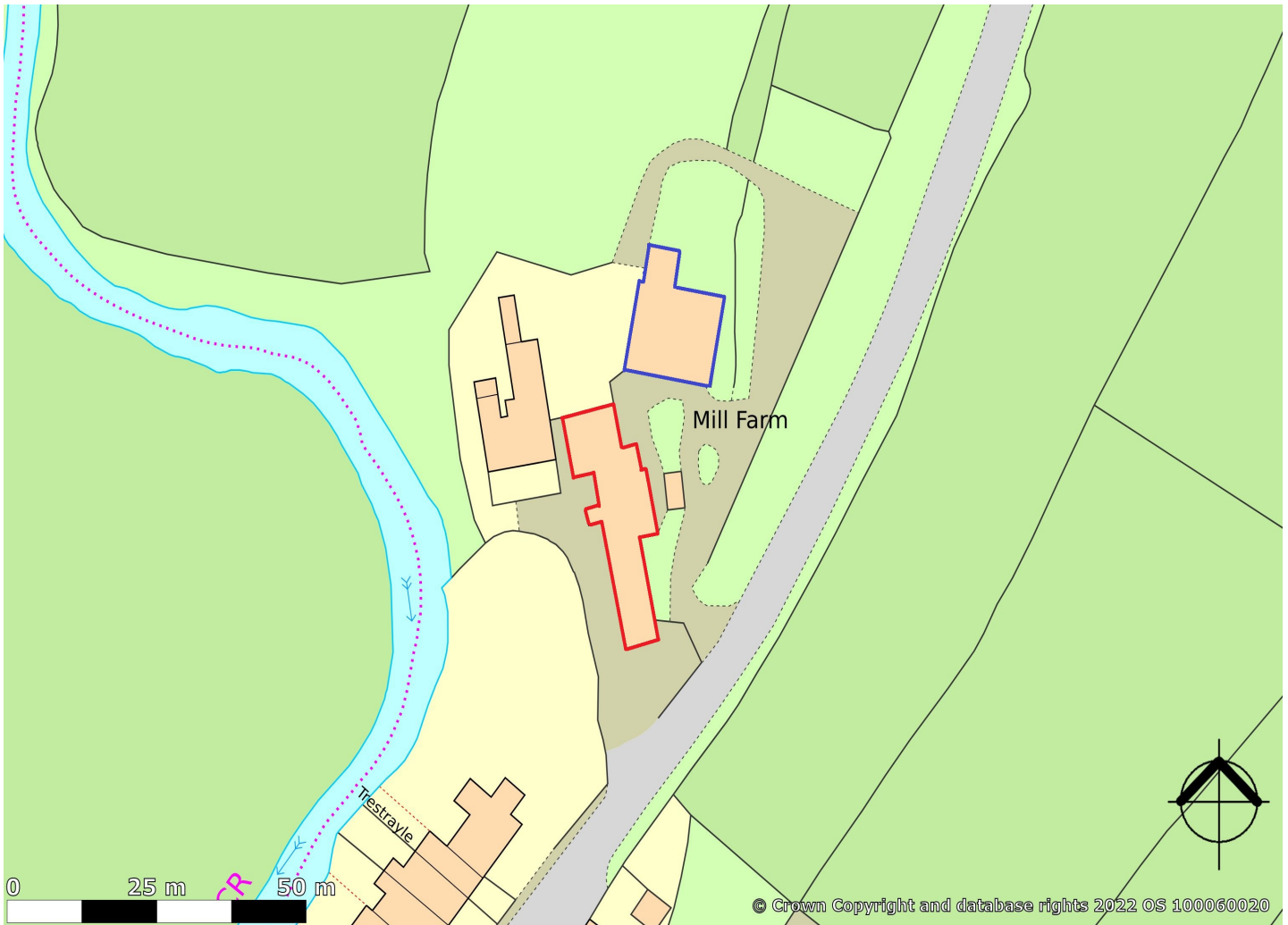
Prospective tenants should make their own enquiries of the appropriate statutory undertakers;
 Western Power: 0845 601 2989
 South West Water: 0800 169 1144
 Transco: 0800 111 999

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025
 Email th@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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