



UNIT 1, CATHEDRAL COMPOUND, HERON WAY, TRURO, TR1 2XN

The property comprises a virtually brand new, high quality, modern, semi-detached industrial unit. The unit is set within a gated compound which is home to a total of five properties.

The unit has been delivered to a high specification with an insulated sheet profile exterior, powered 'up and over' roller shutter door, pedestrian door fronting Heron Way, 3-phase electricity, LED lighting and parking for 3 cars plus visitors spaces. The unit has a toilet, kitchenette and has been fitted out with a mezzanine. The mezzanine can be removed if required.

- MODERN INDUSTRIAL PREMISES TO LET
- 840 SQ FT (78.1 SQ M) PLUS MEZZANINE
- WELL LOCATED TO ACCESS THE A390
- SET WITHIN A PRIVATE GATED COMPOUND IN A HIGHLY VISIBLE LOCATION
- IMMEDIATE ASSIGNMENT OF EXISTING LEASE AVAILABLE
- EPC C (63)

£16,500 PER ANNUM EXCLUSIVE



VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk

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

LOCATION:

The unit is situated about 1 mile from Truro City Centre on Heron Way which forms part of the Newham area of Truro and is a long established business location. Occupiers in the vicinity include office, trade counter and other commercial users including Wolseley, Brooklands Garage, St John Ambulance, Tregeagles, Jewson, Truro Technology Centre and many more. The A390 is located in close proximity and provides connectivity through the south of the county.

DESCRIPTION:

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SCHEDULE OF ACCOMMODATION:

According to our measurements the property provides the following approximate measurements.

Gross Internal Area - 840 Sq Ft (78 sq.m).
Mezzanine – 340 sq.ft (31.6 sq.m)

Maximum eaves 4.5m
Central apex 5.3m
Roller door width 3m
Roller door height 3.6m

TENURE:

Available now.

The property is to be offered by way of assignment of the existing lease which has the following pertinent terms.

Start date: 01/04/2022, Expiry: 31/03/2028

Rent: £16,500PA, rising to £18,000 on 01/04/2025

Frequency: Rent payable monthly in advance

User: B1, B2, B8

Break option: 01/04/2025

Service charge: £200 pa for the service charge plus 1/5th contribution towards the maintenance of the access road.

Insurance: Fair proportion.

Repairing liability: Full repairing

Parking: 3 Spaces

Deposit: £4,800

A copy of the lease is available upon request.

VAT:

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

LEGAL COSTS:

The incoming Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

BUSINESS RATES:

The property has a rateable value of £10,250 as per the 2023 assessment. Properties with a rateable value of £12,000 or below qualify for full rates relief if it is your only business premises.

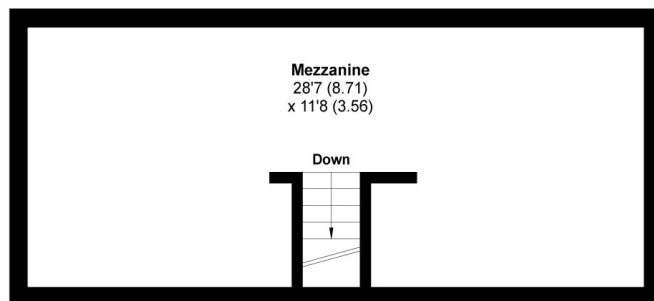
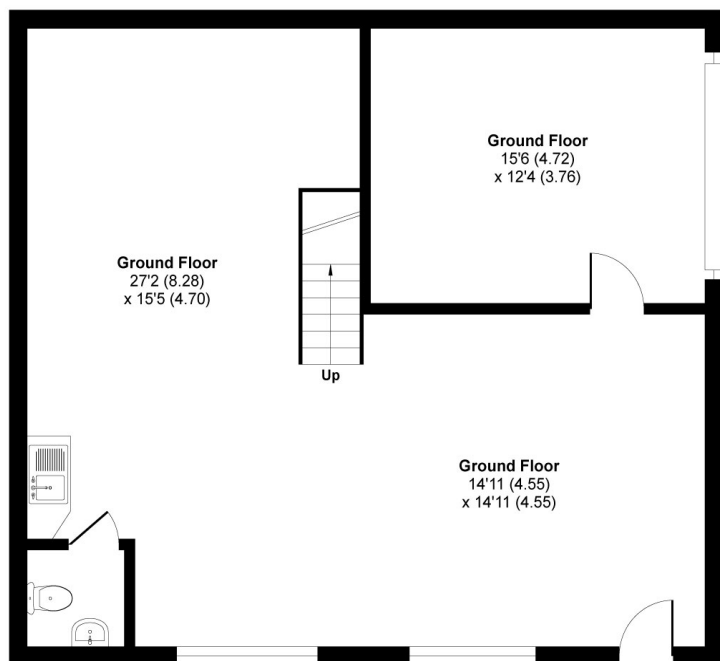
ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (63).

Unit 1, Cathedral Compound, Heron Way, Newham, Truro, TR1 2XN

Approximate Area = 1190 sq ft / 110.5 sq m

For identification only - Not to scale



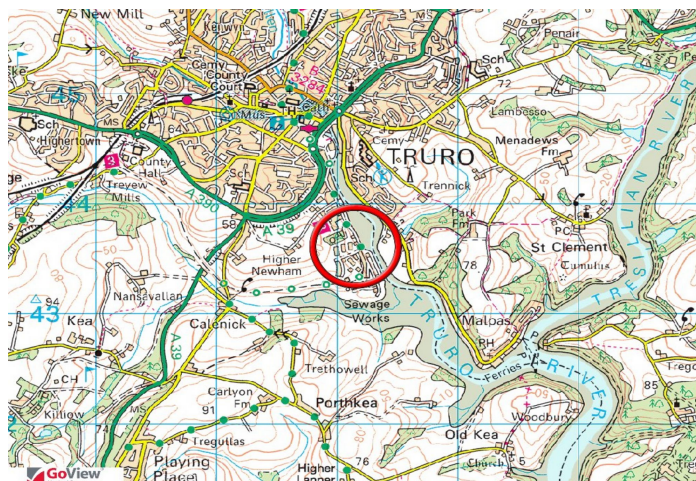
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Miller Commercial LLP. REF: 989702



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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