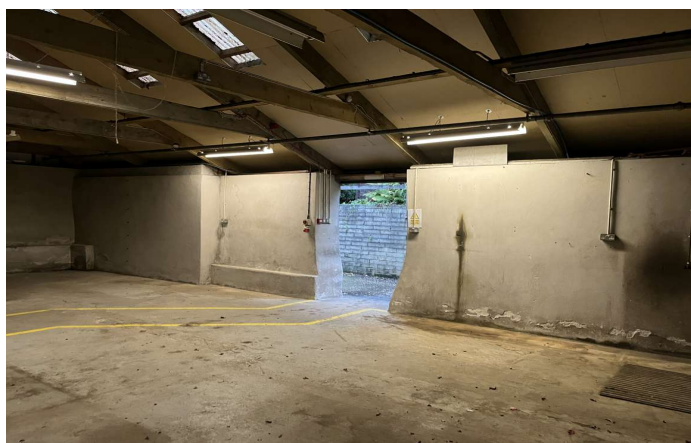




MILL FARM BUSINESS PARK, TRESILLIAN, TRURO, TR2 4AX

- TO LET
- CHARACTER WORKSHOP PREMISES
- 2,192 SQ FT (203.6 SQ M)
- ADJACENT TO THE A30
- ADDITIONAL STORAGE AVAILBALE VIA SEPARATE NEGOTIATION
- EPC E115

£16,000 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.

ADDITIONAL STORAGE:

The adjacent agricultural shed measuring approximately 2,183 sq ft (202.8 sq m) is available via separate negotiation with an asking rent of £4,400 per annum (demarked in blue on the plan attached). Further details are available upon request.

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:

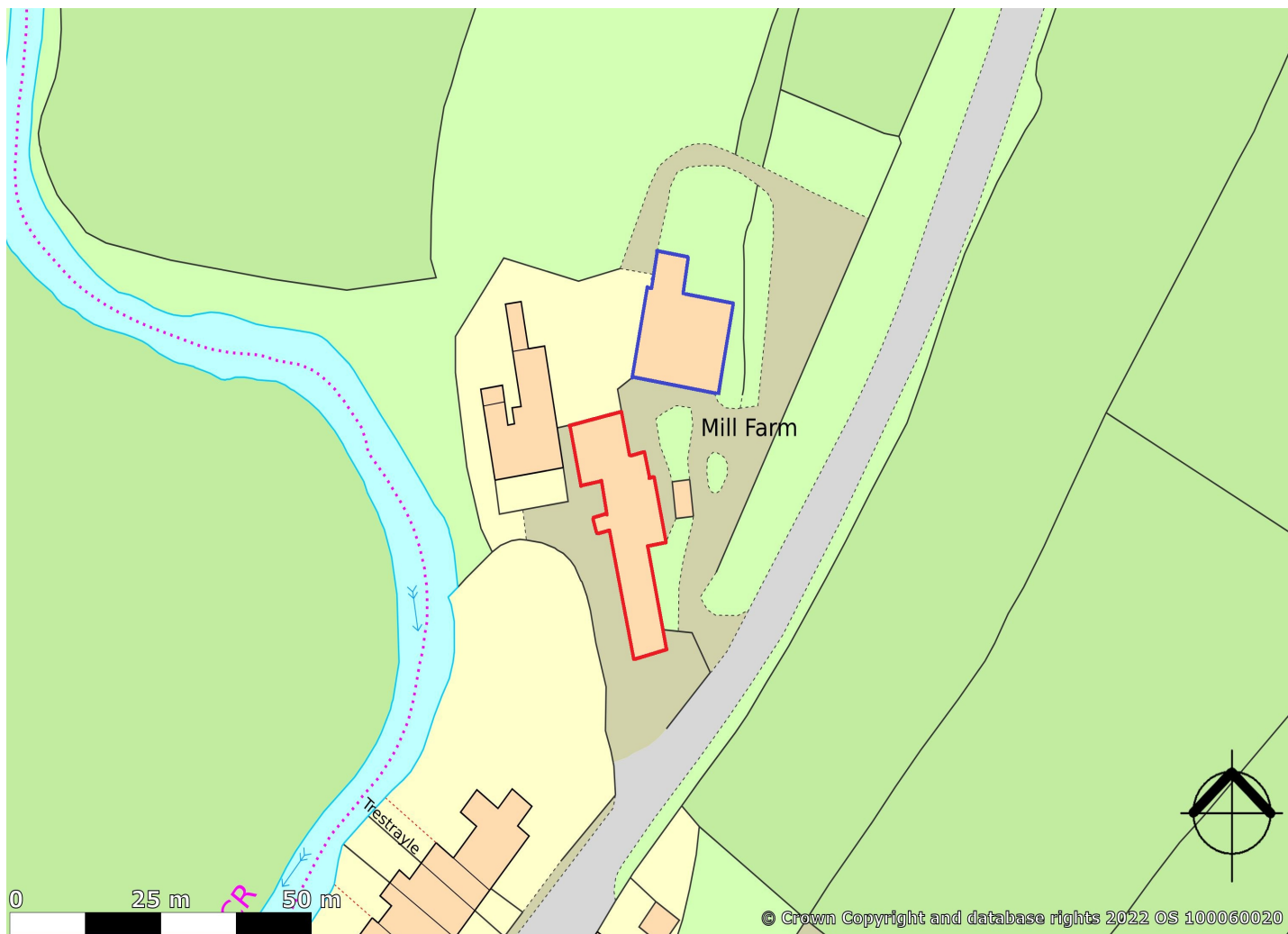
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

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



VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (115).

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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