

Miller Commercial

Chartered Surveyors and Business Property Specialists



UNIT 3, 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 5 cars plus visitor spaces.

- **TO LET MODERN INDUSTRIAL PREMISES**
- **GATED COMPOUND**
- **WELL LOCATED**
- **920 SQ FT (85.5 SQ M) PLUS MEZZANINE**
- **5 PARKING SPACES PLUS HARD STANDING**
- **EPC E (106)**

£16,500 Per Annum

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, 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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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 5 cars plus visitors spaces. The unit has an internal office, tea station, toilet and shower.

SCHEDULE OF ACCOMMODATION:

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

Gross Internal Area - 920 Sq Ft (85.5 sq m).
Mezzanine - 322.9 Sq Ft (30 sq m).

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

LEASE TERMS:

A new lease is available from late October 2023 for a term of 6 years with a stepped rent as follows:

Year 1: £16,500

year 2: £17,000

Year 3: £17,500

Years 4-6: £18,000

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.

LEGAL COSTS:

The incoming tenant to pay the landlords reasonable legal costs.



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