



OPEN STORAGE LAND, VOSPERS COMPOUND, HERON WAY, TRURO, TR1  
2XN

£1.75 PER SQ ST (£18.84 PER SQ M)

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists

**LOCATION:**

The premises are located 1 mile from Truro City Centre in an elevated position above the Truro River. There is a host of businesses within the Newham area as is highlighted by the Newham Business Improvement District. <https://www.newhamtruro.co.uk/>

**DESCRIPTION:**

A versatile site comprising a yard of 0.628 acre (0.254 hectares)

**SERVICE CHARGE:**

There is no service charge in respect of the premises.

**LEASE TERMS:**

The premises are offered by way of a lease - the terms of which are open to negotiation. Plots are available from 0.25 acre at an asking rental of £1.75 per sq.ft per annum (£19,050 per quarter acre).

**VAT:**

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

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES:**

The property will need to be re-assessed and the cost will depend upon the yard size.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Mike Nightingale** on 01872 247008

Email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk) OR

**Tom Smith** on 01872 247013

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