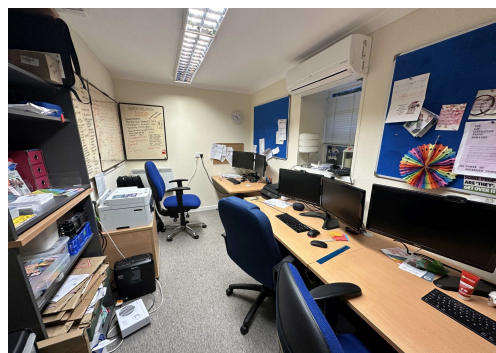


Miller Commercial

Chartered Surveyors and Business Property Specialists



6A NEWHAM INDUSTRIAL ESTATE, HIGHER NEWHAM LANE, TRURO, TR1 2ST

- WELL LOCATED OFFICE BUILDING WITHIN NEWHAM BUSINESS DISTRICT
- 457 SQ FT (42 SQ M)
- NEW PROPORTIONAL FULL REPAIRING LEASE
- 6-8 PARKING SPACES
- NEW LEASE OFFERED
- ENERGY PERFORMANCE ASSEST RATING 'E' (110)

£9,000 Per Annum Exclusive



01872 247000 | www.miller-commercial.co.uk



LOCATION:

Located in Newham, Truro's Business District, the premises are a mere 5 minute drive from the city centre, and are closeby to numerous national and local operators such as the Royal Mail, Screwfix and Cornish Mutual.

DESCRIPTION:

A small office building located off Newham Road on the outskirts of Truro City Centre. The building includes two offices with reception, small kitchen and WCs. It comes with 6-8 parking spaces and is offered by way of a new proportional full repairing and insuring lease.

SCHEDULE OF ACCOMMODATION:

The accommodation comprises:

Main Office: 156 Sq Ft (14.5 Sq M)

Reception: 60 Sq Ft (5.5 Sq M)

Kitchen: 56 Sq Ft (5.2 Sq M)

Office/Store: 186 Sq Ft (17.3 Sq M)

Total: 457 Sq Ft (42 Sq M)

LEASE TERMS:

The property is available by way of a new proportional full repairing and insuring lease.

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:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £9,100. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (110).

VIEWING AND CONTACT INFORMATION:

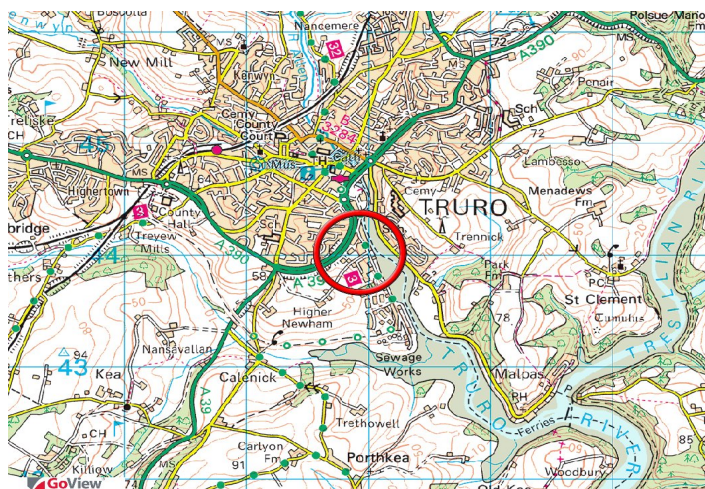
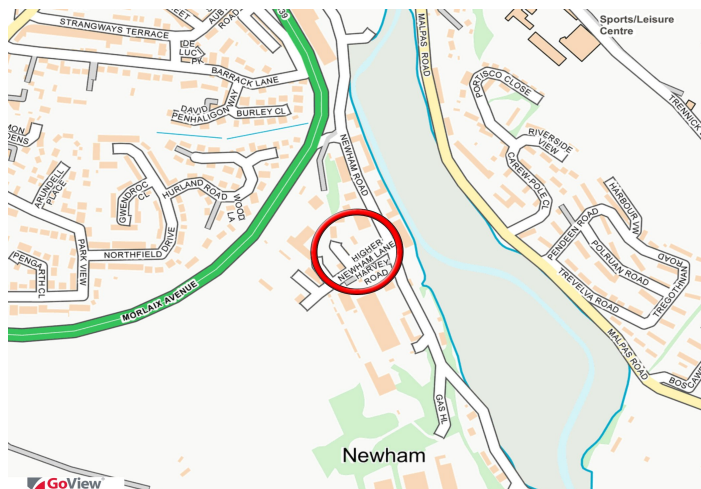
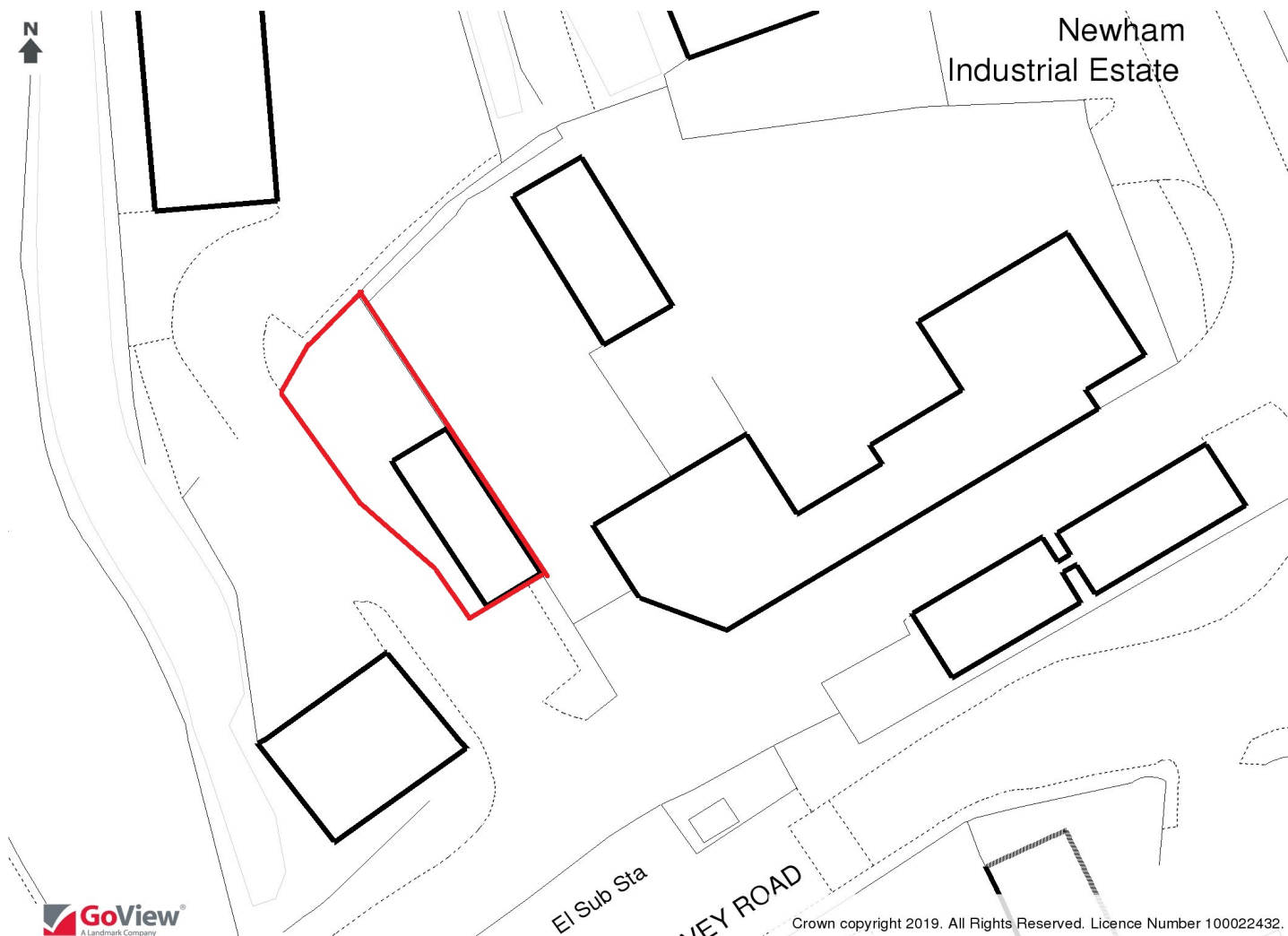
Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



Miller Commercial

