



OCEAN FISH
Quality Fresh
& Frozen Fish
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UNIT 1A VICTORIA BUSINESS PARK, ROCHE, ST AUSTELL, PL26 8LX

£25,000 PER ANNUM EXCLUSIVE

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The premises are situated 0.75 mile away from the Innes Down Junction of the A30 in Central Cornwall with with approximate journey times to Launceston 30 mins, Exeter 80 mins, Plymouth 60 mins and Penzance 60 mins. The premises are white walled and temperature controlled and are ideally suited for food preparation or warehousing.

DESCRIPTION:

The ground floor includes a storage/production area together with cold room and offices/staff amenities. The first floor is accessed via an external staircase and includes mezzanine storage. The building is located on part of a larger site owned and operated by Ocean Fish and will include parking within the shared forecourt.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor Warehouse/Office/Staff	2,336	217.02
Mezzanine Storage	797	74.04
Total	3,133	291.06

There is additional mezzanine storage however this has a restricted height and is of limited use. Parking is available within the shared forecourt.

TENURE / LEASE TERMS:

Leasehold - the premises are offered by way of a new internal repairing and insuring lease which will be outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

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 rates are currently wrapped up in the assessment for the landlord's adjoining operation. They will need to be separately assessed following completion of a letting.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been applied for and will be available shortly.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

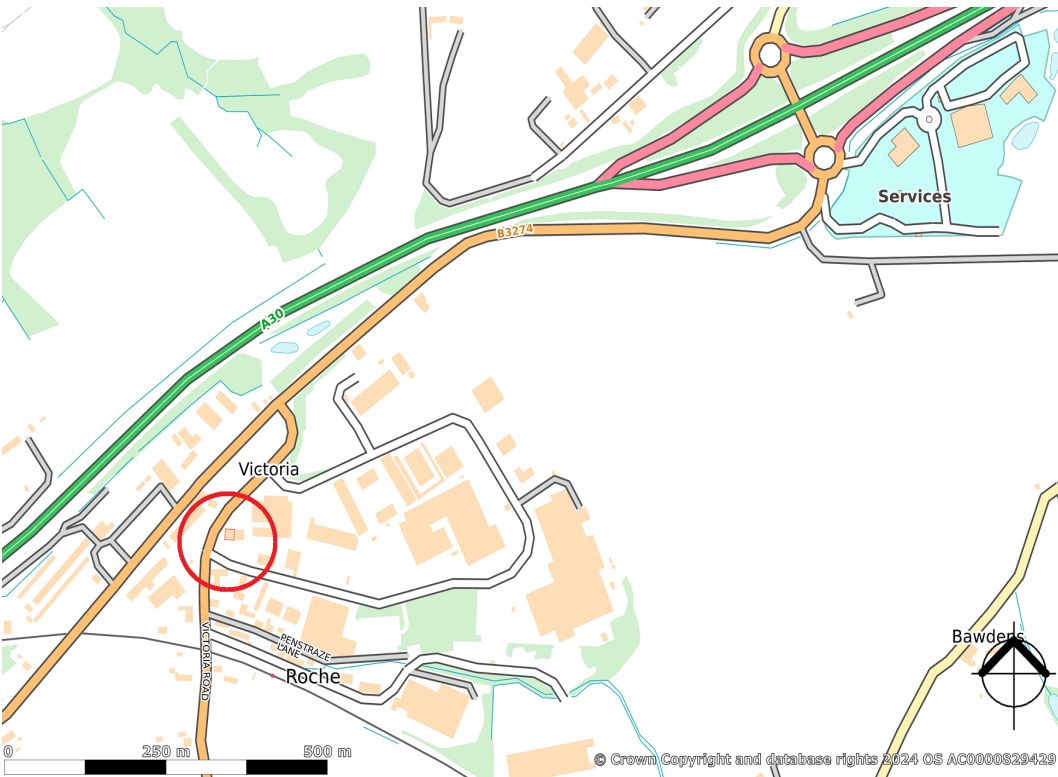
Email msn@miller-commercial.co.uk

or

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

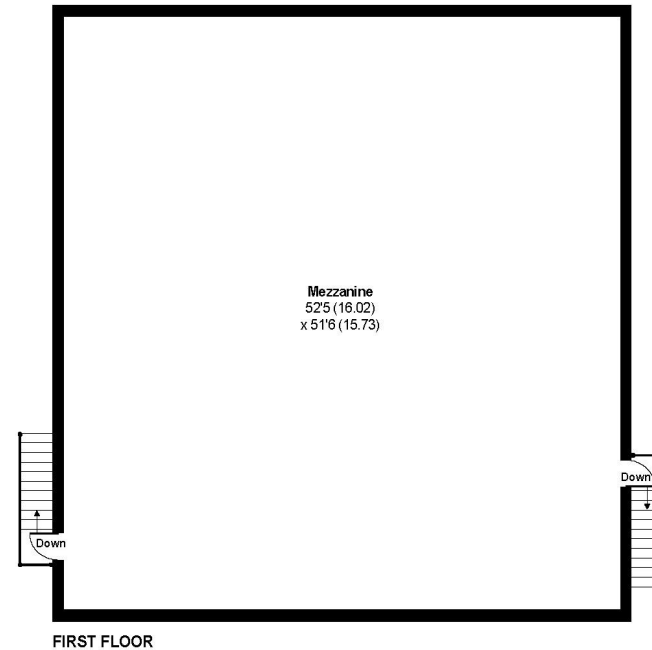
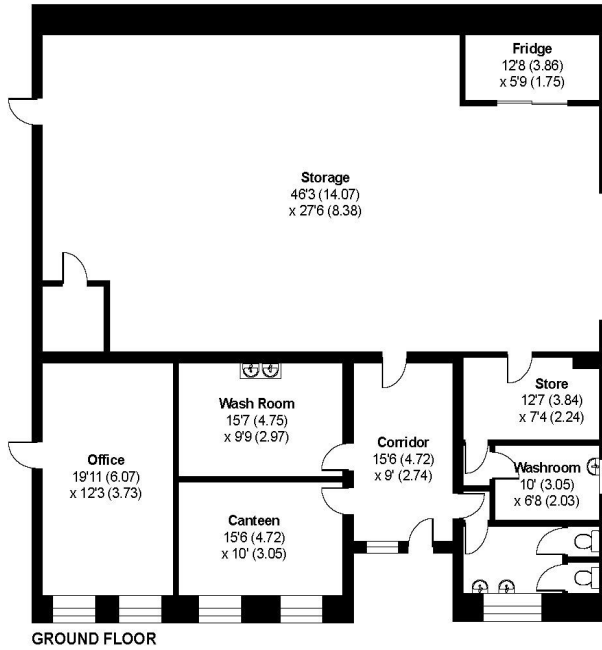




Unit 1A, Victoria Business Park, Roche, St. Austell, PL26 8LX

Approximate Area = 5241 sq ft / 486.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Miller Commercial LLP. REF: 1179325

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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