



UNIT 2, WHEAL ROSE ESTATE, SCORRIER, REDRUTH, TR16 5DA

The property itself comprises a site area of approximately 0.3 acres which includes a building and lean-to store of 1946 sq.ft (180.8 sq.m)

There is plentiful parking, yard space and circulation space within the site. The site includes good access from the local road network and is HGV friendly.

- YARD WITH INDUSTRIAL/STORAGE PREMISES
- 0.3 ACRE PLUS BUILDING 1,946 SQ Ft (181 SQ M)
- IDEALLY LOCATED FOR A30 AT SCORRIER
- NEW LEASE OFFERED
- AVAILABLE IMMEDIATELY
- ENERGY PEFORMANCE CERTIFICATE - NOT REQUIRED

£18,000 PER ANNUM EXCL

LOCATION:

The site lies just north of the A30 at Scorrier with easy access onto the A30. Scorrier is strategically placed in mid-Cornwall for access to the whole of the county.

DESCRIPTION:

The property itself comprises a site area of approximately 0.3 acres which includes a building and lean-to store of 1946 sq.ft (180.8 sq.m). The site includes good access from the local road network and is HGV friendly.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Main Workshop/Store	1,365	126.80
Side Store	581	54.00
Total	1,946	180.80

LEASE TERMS:

The premises are offered by way of a new lease, the terms of which are open to negotiation.

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 premises are currently assessed as part of a larger site and will need to be re-assessed following completion of a letting.

ENERGY PERFORMANCE CERTIFICATE:

Not Required.

VIEWING AND CONTACT INFORMATION:

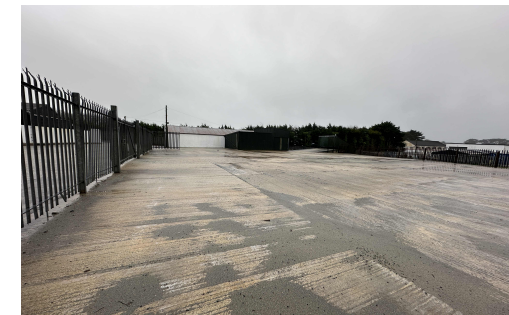
Strictly through Miller Commercial. Please contact either:-

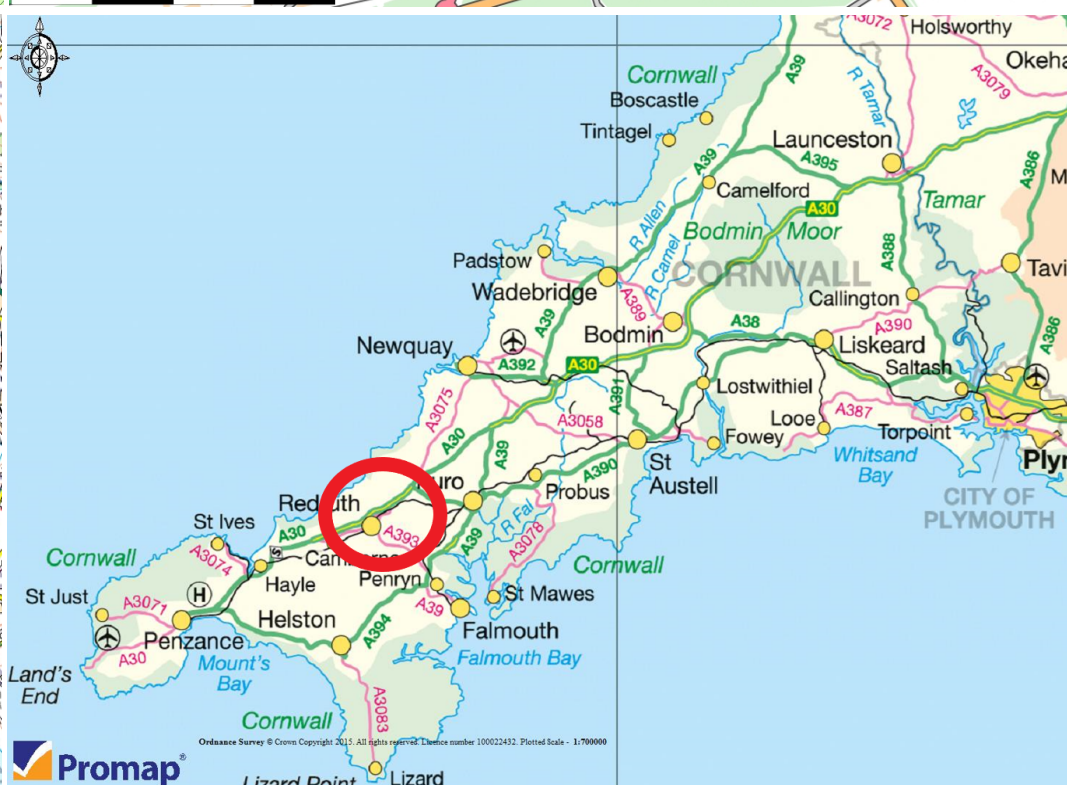
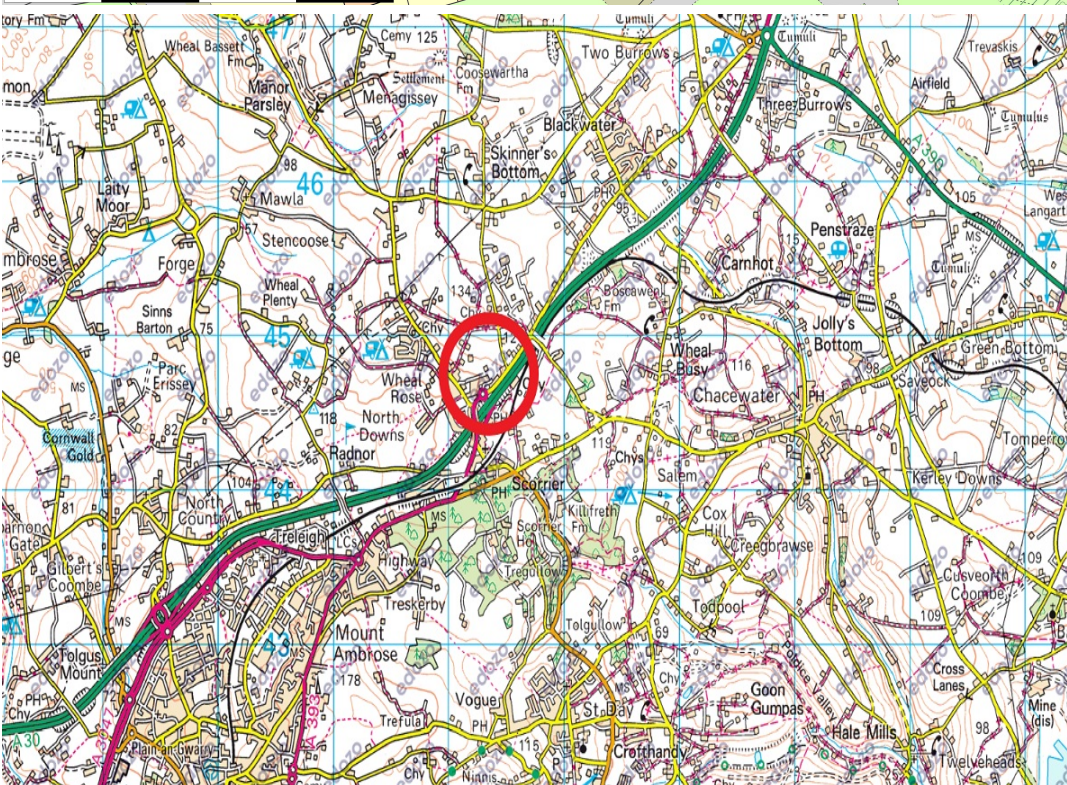
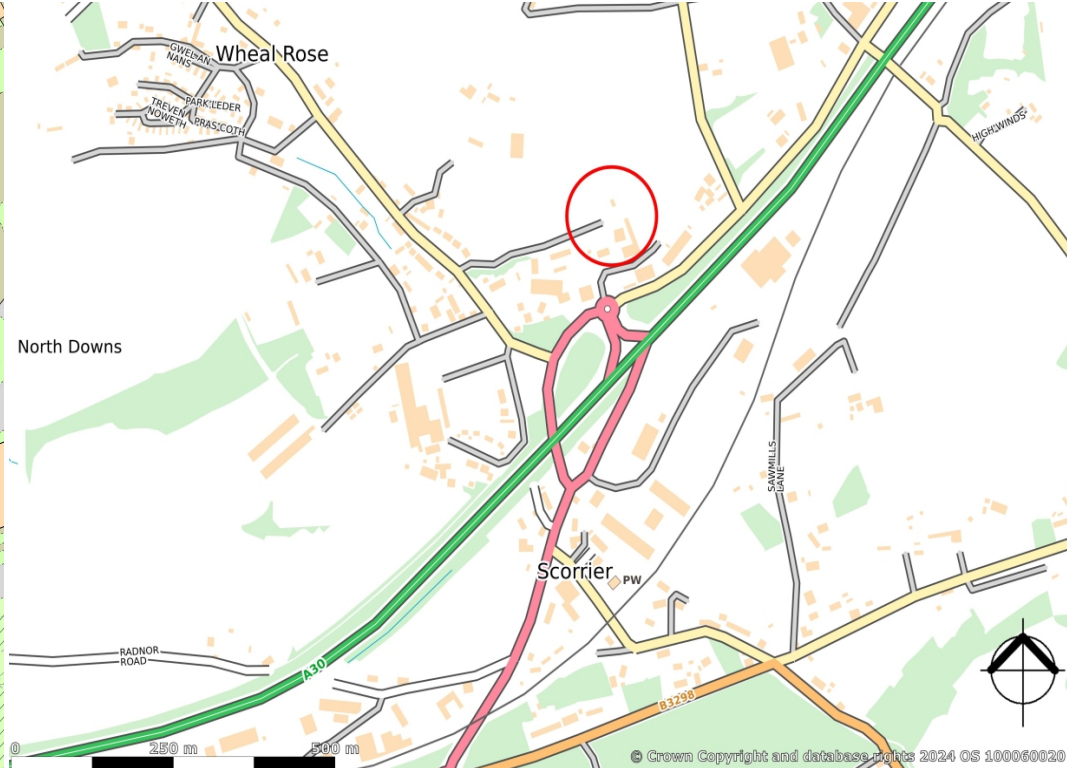
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