



ARROW UNIT, UNEEDUS PARK, NEWHAM, TRURO, TR1 3QH

£15,000 Per Annum Exclusive

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Newham lies just outside Truro city centre and is home to numerous national, regional and local occupiers with a range of professional services, trade counters, Royal Mail and car dealerships. Newham is Truro's 'Business District' and has it's own BID Team and website.

DESCRIPTION:

A well presented industrial/office unit with roller shutter doors, two side offices, external office and WC. It benefits from a generous yard/car parking allocation, and Uneedus Park itself is fenced and locked at night.

Motor trade is not being considered for this unit.

SCHEDULE OF ACCOMMODATION:

All measurements are approximate and are measured under Gross Internal Area:

Left hand unit: 329 Sq Ft / 30.55 Sq M

Right side unit: 343 Sq Ft / 31.90 Sq M

Office 1: 90 Sq Ft / 8.38 Sq M

Office 2: 45 Sq Ft / 6.93 Sq M

Office 3, accessed externally: 45 Sq Ft / 4.16 Sq M

WC: 13 Sq Ft / 1.18 Sq Ft

Large yard / car park with space for at least 8 vehicles.

LEASE TERMS:

A new 5-year full repairing and insuring lease outside of the provisions of Sections 24 – 28 of the Landlord and Tenant Act 1954 is on offer at a rent of £15,000 per annum exclusive with other terms to be agreed.

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 £8,900 for Arrow Unit. 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 (104).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

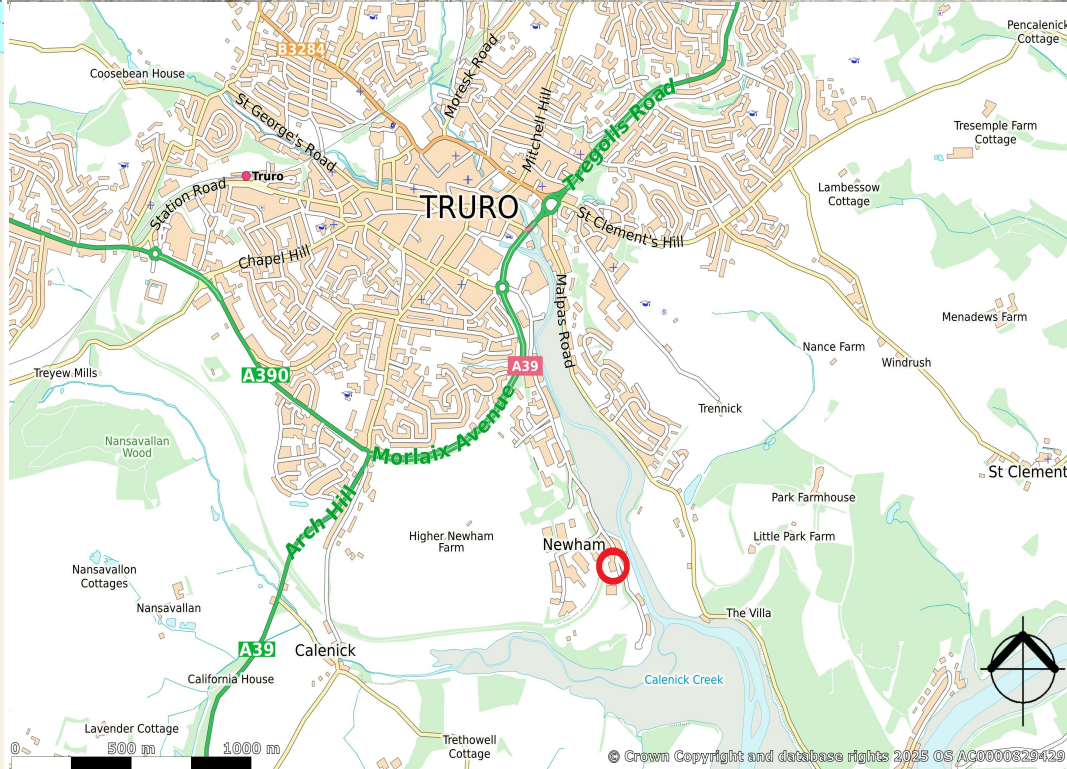
Email jb@miller-commercial.co.uk

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.

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