

# INDUSTRIAL UNITS, DUCKWORTH'S BUSINESS CENTRE, WHEAL BUSY, TRURO, TR4 8NZ



- INDUSTRIAL UNIT AND LAND
- CONVENIENT FOR A30
- 10,460 SQ.FT (971.7 SQ.M) INCLUDING A COMPOUND OF 0.22 ACRE
- ADDITIONAL 0.97 ACRE AVAILABLE SEPARATELY
- ENERGY PERFORMANCE ASSET RATING (E)

**£26,750 PER ANNUM EXCL  
LEASEHOLD**

## Miller Commercial

The business property specialists





## LOCATION

The property is located in a rural location on the edge of Chacewater, approximately 6 miles from Truro with easy access to the A30 via Blackwater.

## DESCRIPTION

A first floor industrial unit with ramped access with solid concrete beamed floor. The premises include a yard of 0.22 acre.

The unit's inner eaves height is 2.1m and there is a maximum internal height of 3.8m.

Gross internal area of 971.7 sq m (10,460 sq ft)

## TENURE

The premises are offered on a leasehold basis.

## LEGAL COSTS

The ingoing lessee to bear the Landlord's reasonably incurred legal costs in connection with the transaction.

## LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## BUSINESS RATES

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171

## VAT

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

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## ENERGY PERFORMANCE CERTIFICATE

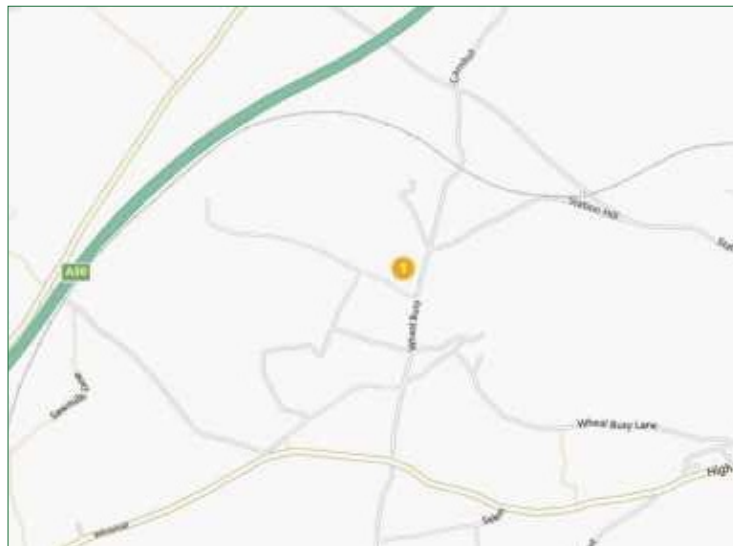
The Energy Performance Rating for this property is within Band E.

## CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk) or

Tom Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)



**PLANS:** Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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**VIEWING:** Strictly by prior appointment through Miller Commercial.



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