# BRAND NEW UNIT, TRESILLIAN BUSINESS PARK, PROBUS, **TR2 4HF**









- NEW INDUSTRIAL/STORAGE PREMISES
- 160 SQ.M (1722 SQ.FT)SIMILAR TO THOSE PICTURED
- WELL LOCATED ADJOINING A390
- NEXT PHASE 418 SQ.M (4500 SQ.FT)
- PRE-LET AVAILABLE
- **EPC WILL BE OBTAINED ONCE BUILT**

£13,776 PER ANNUM EXCL **LEASEHOLD** 

Miller Commercial The business property specialists





# **LOCATION**

Situated adjoining the Mercedes Garage on the outskirts of Tresillian close to the A390 Trunk Road which connects Truro with St Austell. The development is also situated within easy reach of the A30 and Roseland Peninsular.

#### **ACCOMMODATION**

The development is now well established with 36 units either built or under construction. The buildings will be of steel portal framed construction with steel cladding and an internal eaves height of 4.2m.

Gross Internal Area 160 sq.m (1722 sq.ft) or thereabouts.

# **LEASE TERMS**

The premises are offered by way of a new lease at an initial asking rental of £13,776 per annum. The remaining terms are open to negotiation. It is anticipated that the building will be ready for occupation during Summer 2019.

#### **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

## **BUSINESS RATES**

These will not be assessed until after the buildings have been erected.

# VAT

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

## **SERVICES**

Prospective occupiers 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 will be obtained once built.

# **IMAGES**

The images in this brochure relate to the adjoining unit (17/18) in Phase III. The new units are of a similar design and will be built to a similar specification.

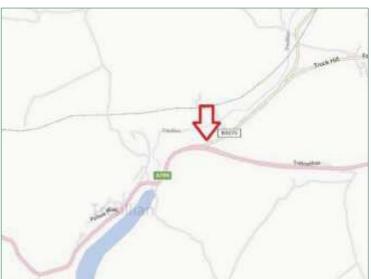
# **CONTACT INFORMATION**

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

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

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**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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