

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 incoming 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

Thomas Hewitt on 01872 247025 or via email th@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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