

UNIT 12, EDHEN PARK, NEWHAM, TRURO, TR1 2XW



- LOCK-UP OFFICES/STORES
- FLEXIBLE TERMS
- CLOSE TO TRURO CITY CENTRE
- NO ENERGY PERFORMANCE CERTIFICATE REQUIRED

**£3,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION:

Small detached office units located within Edhen Park, being the royal Mail Sorting Office at Newham, on the periphery of Truro.

PROPERTY:

The premises are available upon flexible leases together with 2 parking spaces. Each Unit has an area of 291 sq.ft and is available at a rental of £3000 per annum exclusive. For further details of viewings contact Miller Commercial.

TOTAL AREA - 27sqm (280.17sqft)**LOCAL AUTHORITY:**

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

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

VALUE ADDED TAX:

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



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.

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]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.



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