# UNITS 32-34, TRESILLIAN BUSINESS PARK, PROBUS, TR2 4HF









- BRAND NEW INDUSTRIAL/STORAGE PREMISES
- FROM 168 504 SQ M (1800 5400 SQ FT) OR THEREABOUTS.
- WELL LOCATED ADJOINING A390.
- PRE-LET AVAILABLE
- EPC NOT REQUIRED

FROM £14,400 PER ANNUM 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 34 units either built or under construction. The buildings will be of steel portal framed construction with steel cladding and an internal eaves height of 4.5m. The premises will have an electrically operated roller shutter with a width of 4.00m and clear height of 5.87m.

They will include three phase electricity and fibre optic broadband provision together with LED lighting and translucent panels in the roof cladding which provide good levels of natural light..

There will be a disabled wc with washbasin and hot and cold water. Parking - 4 spaces per unit together with occasional/visitors spaces.

#### **LEASE TERMS**

The premises are offered by way of a pre-let at an initial asking rental based on £8.00 per sq.ft per annum. There will be annual RPI rent reviews. The remaining terms are open to negotiation. There will be no service charge.

#### **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 be assessed following practical completion of the building.

#### VAT All the

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**

This property does not need an EPC because it does not include any form of fixed heating.

# **SPECIAL NOTE**

Please note that the images relate to some of the units recently completed. The subject premises are under construction and will be built to a similar specification.

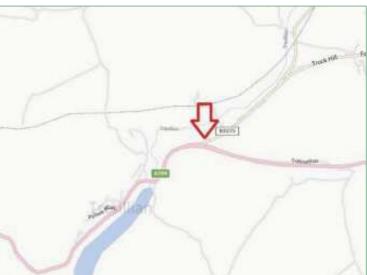
## **CONTACT INFORMATION**

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





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