

EXAMPLE BUILDING BY SAME DEVELOPER



Brand New Units,
Morse's Yard
Heron Way, Newham, Truro TR1 2XN

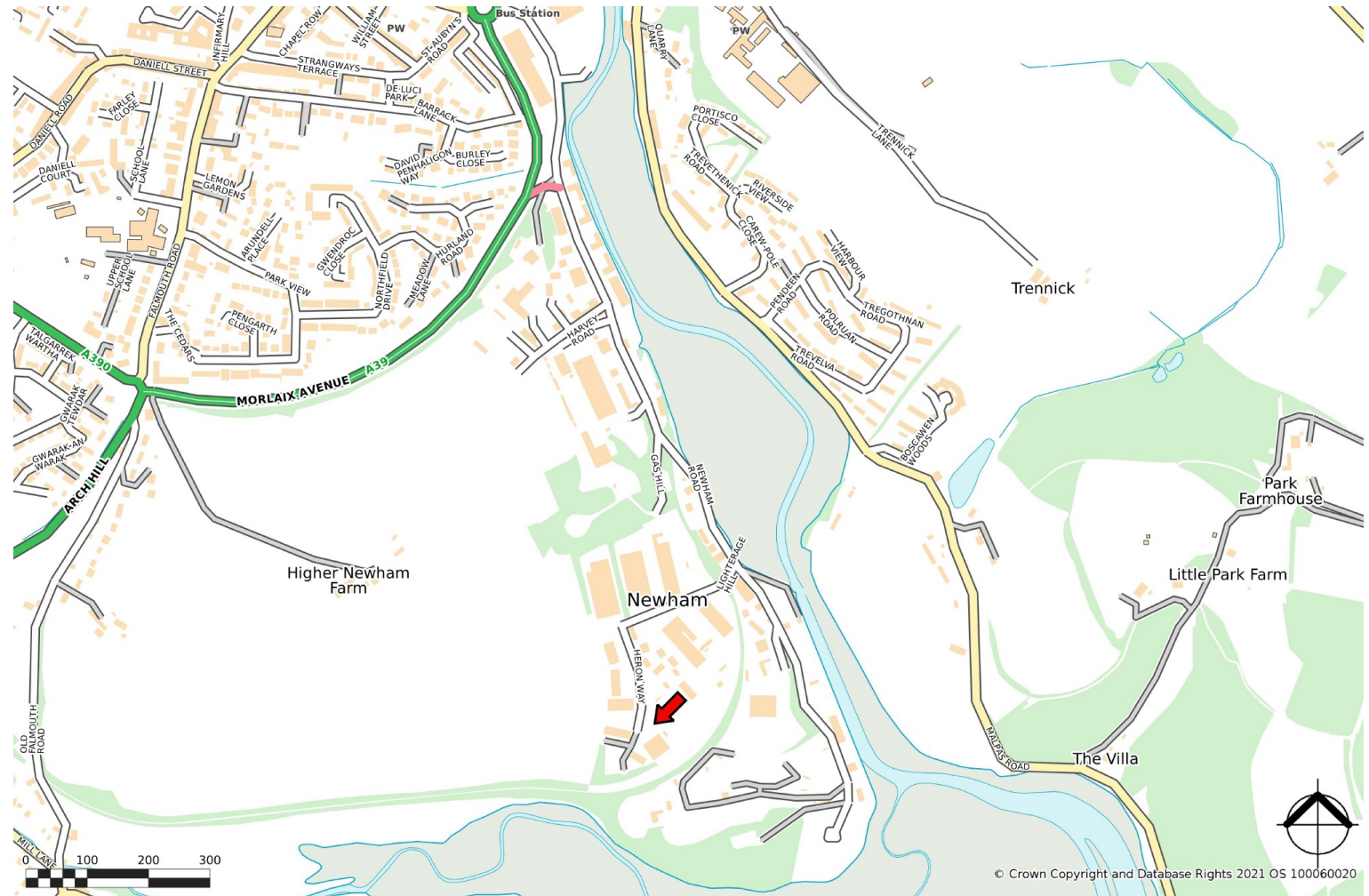
Miller Commercial 
Chartered Surveyors and Business Property Specialists

From £16,200 per annum Leasehold

A brand new development of three units shortly to go under construction comprising two units of 1800 sq.ft and one of 900 sq.ft, each with its own small yard area. The development is expected to be completed in the late spring of 2022 and pre-let agreements are available.

Other nearby occupiers include Wolseley, Brooklands Garage, The Bathroom Showroom, St John Ambulance, Primrose Herd, Jewson, Truro Technology Centre etc.

- BRAND NEW INDUSTRIAL DEVELOPMENT.
- UNDER CONSTRUCTION
- ESTIMATED COMPLETION - LATE SPRING 2021
- FROM - £16,200 PER ANNUM EXCLUSIVE
- PRE-LETS AVAILABLE



LOCATION

The site is situated about 1 mile from Truro City Centre on Heron Way which forms part of the Newham area of Truro and is a long established business location. Occupiers in the vicinity include office, trade counter and other commercial users including Wolseley, Brooklands Garage, The Bathroom Showroom, St John Ambulance, Jewson, Truro Technology Centre and many more.

DESCRIPTION

Well positioned secure site which will include three detached industrial units benefitting from B2 (General Industrial) consent which could be utilised for other uses within Class E such as retail, offices, professional services, indoor sport, recreation or fitness. Each unit will have its own parking area to the front with unit 3 also including a rear yard.

ACCOMMODATION

All areas and dimensions are approximate and will be confirmed once the buildings are erected.

Unit 1 - 167.2 sq.m (1800 sq ft) plus forecourt

Unit 2 - 167.2 sq.m (1800 sq ft) plus forecourt

Unit 3 - 84.0 sq.m (900 sq.ft) plus forecourt and rear yard

TENURE

Leasehold - the premises are offered by way of new full repairing and insuring leases which will be subject to annual RPI uplifts. The leases will be outside of the provisions of Part 2 of the Landlord and Tenant Act 1954.

The asking terms are as follows:-

Unit 1 - £28,800 per annum plus VAT

Unit 2 - £28,800 per annum plus VAT

Unit 3 - £16,200 per annum plus VAT

LEGAL COSTS

The ingoing lessee to be responsible for 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.

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

VAT will be payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

These will be supplied following practical completion of the buildings - if required.

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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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