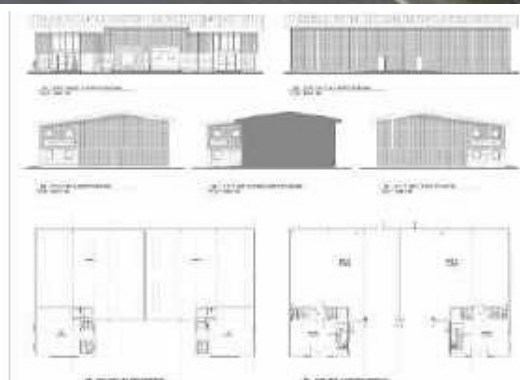


Miller Commercial

Chartered Surveyors and Business Property Specialists



Phase 2 - Plot 7, A30 Business Park, Indian Queens TR9 6TF

- TO LET
- B1, B2, B8 MODERN UNITS
- ADJOINING THE A30
- 4 X 2,842 SQ FT (264 SQ M) UNITS
- PRE-LETS AVAILABLE
- DELIVERY 2022*

From £32,600 per annum Leasehold

LOCATION

The site lies immediately adjacent to Indian Queens Industrial Estate, just off the A30 in the centre of Cornwall. It is accessed via Lodge Way which is the existing access to the eastern part of the Industrial Estate. It has links to the A30 roundabout to the south and the A39 to the North.

Phase 1 is fully let and is home to the following occupiers: Da Bara Bakery, Amped, Ellis Harton Wines, Macron and AMS Instrumentation.

The A30 provides the main link across Cornwall and Devon, to a range of destinations which include Redruth, Penzance, Bodmin, Exeter, and the M5. Within Cornwall the A30 provides access to St Austell via the A391, Truro and Falmouth via the A39 (south), Newquay via the A392 and north Devon via the A39 (north).

DESCRIPTION

Steel framed construction with a combination of profile metal cladding and facing blockwork to the external walls under a profile metal clad roof. Plot 7 Comprises 2 x Pairs of semi detached units which will provide warehouse space with storey office/staff welfare accommodation.

Potentially units can be combined to provide a larger unit subject to demand and individual occupier requirements. A detailed building specification and plans are available via Miller Commercial on request.

Externally each building will have a shared forecourt area with allocated car parking.

*Anticipated delivery Q3 2022.

SCHEDULE OF UNITS

All measurements are approximate and on a gross internal basis:

Phase 2 (Plot 7)

Unit 1 2,842 sq ft 264 (sq m)

Unit 2 2,842 sq ft 264 (sq m)

Unit 3 2,842 sq ft 264 (sq m)

Unit 4 2,842 sq ft 264 (sq m)

SERVICE CHARGE

There will be a service charge in respect of the maintenance of the common areas and landscaping, the details of which will be confirmed.

LEASE TERMS

The premises are available by way of new full repairing and insuring leases with the remaining terms by negotiation.

Please note only non SME's are eligible to enter a lease due to EU Grant Funding received as part of the development.

BUSINESS RATES

The rateable value will be assessed for rating purposes following completion of the letting.

For further information interested parties are advised to contact the Valuation Office Agency.

www.voa.gov.uk or call 0300-1234-171

LEGAL COSTS

Each party to bear their own costs in relation to the letting.

VAT

The properties will be elected for VAT



EPC

EPCS will be available upon the completion of the units and once the building regulation certificate has been issued.

CONTACT INFORMATION

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

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk

Tom Smith on 01872 2470013 or via email ts@miller-commercial.co.uk

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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