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To Let From £25,000 pax

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Cedar Units A-C Threemilestone Industrial Estate, Threemilestone, Truro, Cornwall TR4 9LD 6,450 Sq Ft (599.1 Sq M)

# Summary

- Modern industrial units/
  warehouse units available
- Ideal location on the largest and most established business estate in Truro
- Excellent access close to the A30

and adjacent to the A390

- Available in part or as a whole
- Available immediately
- Alarm system

#### Location:

Threemilestone Industrial Estate is a very wellestablished and popular trade counter, office and industrial location approximately 3 miles from central Truro and also 3 miles from the A30 dual carriageway, Cornwall's main arterial route giving easy access to the rest of the country and the national motorway network.

The Truro Park and Ride car park is situated close by and nearby businesses include, Eurocar Parts, Matalan, Wickes, Tool Station, Bradfords.

#### Description:

The development forms a terrace of four industrial/ warehouse units, with three available as one or split.

The units are being developed to a high standard with full height roller shutter doors, separate glass fronted pedestrian access, 3 phase power and ample parking.

#### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft	Rent PA
Unit A	199.7	2,150	£25,000
Unit B	199.7	2,150	£25,000
Unit C	199.7	2,150	£25,000
Total	599.1	6,450	£75,000

#### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

#### EPC / MEES:

Unit A – A (24) Unit B – A (22) Unit C – A (24)

#### **Business rates:**

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £49,000 therefore making the approximate Rates Payable £24,451 per annum for 2023/24.

#### Terms:

A new lease is available directly from the landlord, all other terms to be agreed. Units can be available individually or as a whole.

#### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### VAT:

All figures quoted are exclusive of VAT if applicable.

### Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.





## CONTACT THE AGENT

#### Morwenna Pound

Tel: 07917 916546

Email: mpound@vickeryholman.com

#### Main Office

Tel: 01872 245600

#### Truro Office

Walsingham House, Newham Road, Truro, Cornwall, TR1 2DP



kery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to wilesingbusiness premises could for there information. Vickery Holman for themselves and for the Venders or Lessors of the property whose Agents they are give notice that 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given hour responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

