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BEWARE

To Let

£25,500 pax

6 Wren Units, Treliske Industrial Estate, Treliske, Truro, Cornwall TR1 3LP

2,813 Sq Ft
(261.3 Sq M)

Summary

- Well located close to the A30
- Available immediately
- Office and mezzanine fitted
- Roller shutter door access

Location:

Threemilestone Industrial Estate is a very well-established 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, at the Chiverton Cross junction. The Truro Park and Ride car park is situated close by and nearby businesses include Carrs Jaguar/Land Rover, Eurocar Parts, Matalan, Wickes and Maplin.

Description:

A well located industrial unit, close to the A30 and the City of Truro. This property comprises an open plan unit, accessed via a roller shutter door with small office to the front of the unit. The unit also benefits from a mezzanine storage area above the office.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

| Approx | sq m | sq ft |
|--------------|-------|-------|
| Total | 261.3 | 2,813 |

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

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:

E (69)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £28,250 therefore making the approximate Rates Payable £14,096.75 per annum for 2024/25.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of a new effective full repairing and insuring lease with terms to be agreed.

Legal fees:

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

VAT:

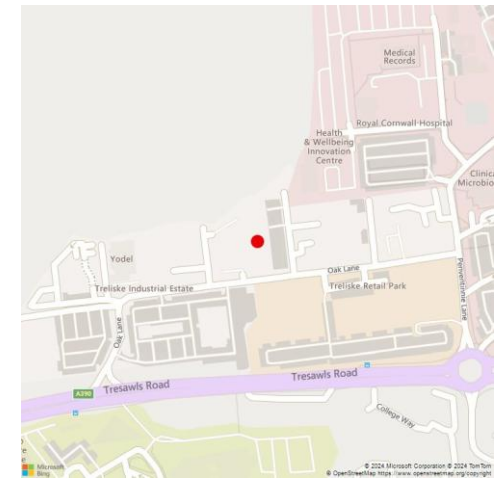
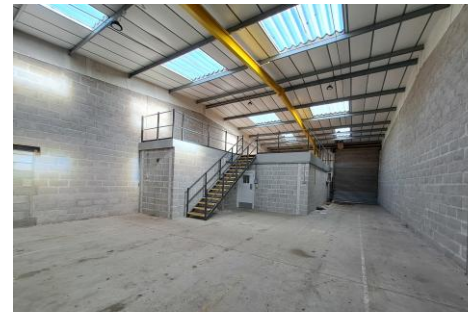
All figures quoted are exclusive of VAT if applicable.

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

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