

Summary

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

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, 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.

<u>Contact</u> 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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ery 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 refert to vleasingbusinesspremises couk for further information. Vickery Holman for themselves and for the Vendors 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 giver out 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 loyment of Vickery Holman has any authority to make or give any representation or waranty in relation to this property.

