

Cornwall | Devon | Somerset | Bristol

Cedar Unit A Threemilestone Industrial Estate, Threemilestone, Truro, Cornwall TR4 9LD 2,150 Sq Ft (199.7 Sq M)

**To Let** *£*25,000 pax

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# 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 installed

#### 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

#### 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)

#### Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £49,000 this reflects occupation of three units and therefore the units will need to be reassessed.

#### 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

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#### Truro Office

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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 wleasingbusinesspremises.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 lesses, 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 nout responsibility and any intending purchasers or tenants should not rely on them as statements or representation of warranty in relation to this property.

