



**To Let**

**£27,000 per annum**

5 Wren Units, Treliske Industrial Estate, Treliske,  
Truro TR1 3LP

2,140 Sq Ft  
(198.4 Sq M)

## Summary

- Prominently located in Treliske Industrial Estate,
- In close proximity to the A30, with good transport links
- Car parking available
- Available immediately

## Location:

Treliske Industrial Estate is a well-established commercial location on the western outskirts of Truro, forming part of the wider Treliske/Threemilestone business area. The estate benefits from a strategic position close to the A390 and within easy reach of the A30, providing convenient connectivity across Cornwall and to the national motorway network.

The estate comprises a mix of light industrial, warehouse, trade counter, and office accommodation, supporting a diverse range of occupiers from local SMEs to regional operators.

Treliske Industrial Estate is situated adjacent to Royal Cornwall Hospital, one of the county's principal employment hubs, which contributes to strong daytime activity and demand for ancillary services.

## Description:

Parking for several vehicles and loading area to front  
Rare opportunity to acquire premises in popular trade counter location

Nearby occupiers include: Autoglass, City Electrical Supplies, Minster Insulation, Magnet, Vospers, Speedy Hire, Travis Perkins, The Range and Topps Tiles.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

	sq m	sq ft
<b>Warehouse</b>	181.5	1,954
<b>Office, Kitchen and WCs</b>	17.3	186
<b>Total</b>	198.4	2,140

## 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:

C (62)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £25,000, therefore making the approximate Rates Payable £12,475 per annum from April 2026.

[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 lease.

## 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.

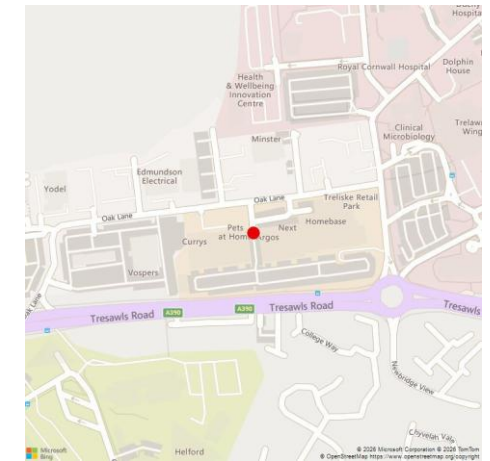
## Code for leasing business premises:

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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