



**To Let**

From **£23,500 pax**

Cedar Units B & C Threemilestone Industrial Estate,  
Threemilestone, Truro, Cornwall TR4 9LD

2,150-4,300 Sq Ft  
(199.7-399.4 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 installed

## 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 giving excellent 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 units available as one or split.

The units have been 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 B	199.7	2,150	£23,500
Unit C	199.7	2,150	£23,500
B & C	399.4	4,300	£42,000

## Terms:

A new lease is available directly from the landlord, all other terms to be agreed.

Note\* The units are available individually at £23,500 per annum or if both units taken the total annual rental would be £42,000

## 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 B – A (22)

Unit C – A (24)

## 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 £56,000 this reflects occupation of three units and therefore the units will need to be reassessed.

## Legal fees:

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

## VAT:

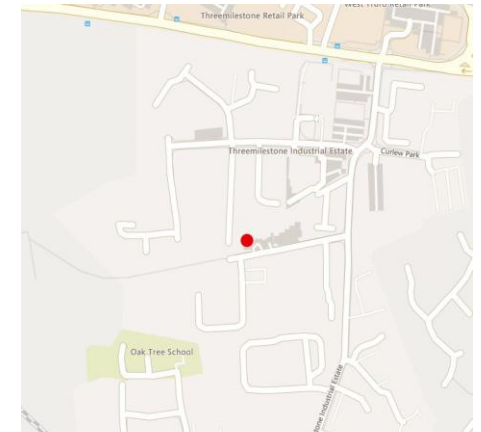
All figures quoted are exclusive of VAT if applicable.

## 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

**Evelyn Ferris**

Tel: **07553 823176**

Email: [eferris@vickeryholman.com](mailto:eferris@vickeryholman.com)

**Alan Treloar**

Tel: **07841 150714**

Email: [atreloar@vickeryholman.com](mailto:atreloar@vickeryholman.com)

### Truro Office

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