Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol



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
Warehouse	181.5	1,954
Office, Kitchen and WCs	17.3	186
Total	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) 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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Vickery 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 www.leasingbusinesspremises.co.uk 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 the 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 given without 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 employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

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