



To Let

£18,000 pax

Unit 1B, Grampound Road Ind Est, Grampound
Road, Truro, Cornwall, TR2 4TB

1,494 Sq Ft
(138.8 Sq M)

Summary

- Industrial unit to let
- Situated on a well established estate
- Available immediately
- Close to St Austell and Truro
- Parking included

Location:

Unit 1B is located on the Grampound Road Industrial Estate which is a well established estate between Truro and St Austell; a principal town in Cornwall providing a wide range of amenities, services and industry along with a large permanent population of circa 48,800.

The property is situated in the City of Truro, which is located centrally within the County of Cornwall. Truro is accessed from the main A30 arterial trunk route via the A390 at Chiverton and the A39 at Carland Cross. The A30 links with the M5 at Exeter. Truro is located on the main Great Western railway line, which has daily services to London Paddington.

Description:

The property comprises an industrial warehouse unit forming part of a larger terrace. The building provides access via a roller shutter door with a large concrete floor which forms the main area of the unit. The unit also benefits from having two toilets and a sink located within the unit and car parking spaces to the front of the property.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice.

	sq m	sq ft
Total	138.8	1,494

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

It is understood 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 (119)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the units current Rateable Values is £10,750 effective from the 1st April 2026 reference 22155509050900.

[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 at a rent of £18,000 per annum all other terms to be agreed.

Legal fees:

Each party to pay their own legal fees in relation to this transaction.

VAT:

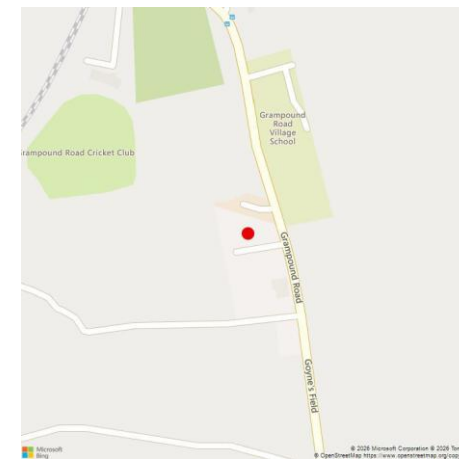
The property has been elected for VAT and therefore VAT will be charged on the price.

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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