

STORE TO LET

GRAMPOUND ROAD

UNIT 5 THE SQUARE

FORE STREET

GRAMPOUND ROAD, NR TRURO

CORNWALL TR2 4DS

SBC
PROPERTY

01872 277397



STORAGE UNIT TO LET

SELF-CONTAINED STORAGE/OFFICE/LIGHT INDUSTRIAL UNIT

TWO INTERCONNECTING ROOMS

TOTAL GROSS AREA 52 SQ M (560 SQ FT)

RENT £5,000 PER ANNUM

UNIT 5 THE SQUARE, FORE STREET, GRAMPOUND ROAD

LOCATION

Unit 5 The Square is located in the centre of the village of Grampond Road, opposite the local convenience store. The small estate of eight units offers good access to the A39 Truro to St Austell road, providing ease of access to the rest of the county.

The premises are located close to the entrance of the business units near the junction of Fore Street, with the village's convenience store and bus stop located opposite on the main road.

DESCRIPTION

The premises form part of a terrace of units on the northern wing of the estate. The accommodation, which offers flexible space has undergone recent decoration is ready for immediate occupation.

The layout offers two entrances into the accommodation with reception and store area. Toilets are located opposite the unit.

ACCOMMODATION Areas are approximate.

Stores 52 sq m (560 sq ft)

Gross Area 52 sq m (560 sq ft)

LEASE TERMS

The property is offered by way of a new lease as set out below:-

Lease Term: 1-2 years
Rent: £5,000 per annum exclusive
Deposit: Subject to tenant status
Use: Light industrial/office/Class E

SERVICES

The property is connected to mains electricity, water and drainage.

ENERGY PERFORMANCE

The property has an EPC Rating of C under Certificate No 1338-5811-3305-6119-6037.

BUSINESS RATES

The tenant is responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Rateable Value £3,750 (2023 List)

VIEWING/FURTHER INFORMATION

Strictly by appointment with sole letting agents.



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