



# PLOT 5

## TRELISKE INDUSTRIAL ESTATE

### TRURO CORNWALL

### TR1 3LP

- Situated on the established Treliske Industrial Estate, close to the Royal Cornwall Hospital
- Substantial detached building equating to 802.12 sq m (8,634 sq ft)
- Ample on-site car parking, secure site
- Available immediately on a new lease



**£86,500 PER ANNUM**

## LOCATION

The property is situated on the established Treliske Industrial Estate, on the western fringes of the Cathedral City of Truro. The estate is easily accessible via the A390 which is undergoing significant improvement works linking into the A30 and the improved A30 access at Chiverton Roundabout. The development of Langarth Garden Village is expected to deliver approximately 10,000 new residents.

The property is situated amongst a number of national occupiers which include Travis Perkins, The Range, Topps Tiles, and slightly further afield, the Treliske Retail Park incorporating Argos, Costa Coffee, Currys, Next and Pets at Home.

## DESCRIPTION

The property offers a detached industrial unit of 802.12 sq m (8,634 sq ft). Benefiting from on site security fencing, parking for approximately 15 vehicles and loading access via roller shutter doors to the side and rear elevation.

The property accessed from the front elevation leads into an office area comprising individual office rooms and toilet. A further internal door leads into the main warehouse offering clear open plan accommodation with 5m eaves height, a single storey office section comprising, office, store and toilet. To the rear and side elevations are full height electrically operated roller shutter doors.

## ACCOMMODATION (Areas are approximate)

Gross Internal Area            802.12 sq m (8,634 sq ft)

## LEASE TERMS

The premises are offered by way of a new lease with immediate occupation. The salient points of the lease will be as follows:-

Term            : 5/10 years

Rent            : £86,500

Repair         : Tenant to have full repairing obligations

Rent Review : The lease will contain 5-yearly upward only rent review provisions

## VAT

VAT is payable on the rent.

## SERVICES

We are advised that the property is connected to mains water, electricity and drainage. (We would point out that no testing of any of the services has been carried out by the agent.)

## EPC

The premises has an EPC Rating of E under Certificate Reference Number 9790-4970-0336-9020-9000.



## PLANNING

We would advise all interested parties to make their own planning enquiries with Cornwall Council as to future uses of the property.

## BUSINESS RATES

The property has a Rateable Value of £67,500 (VOA website 2023 List). Prospective tenants should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

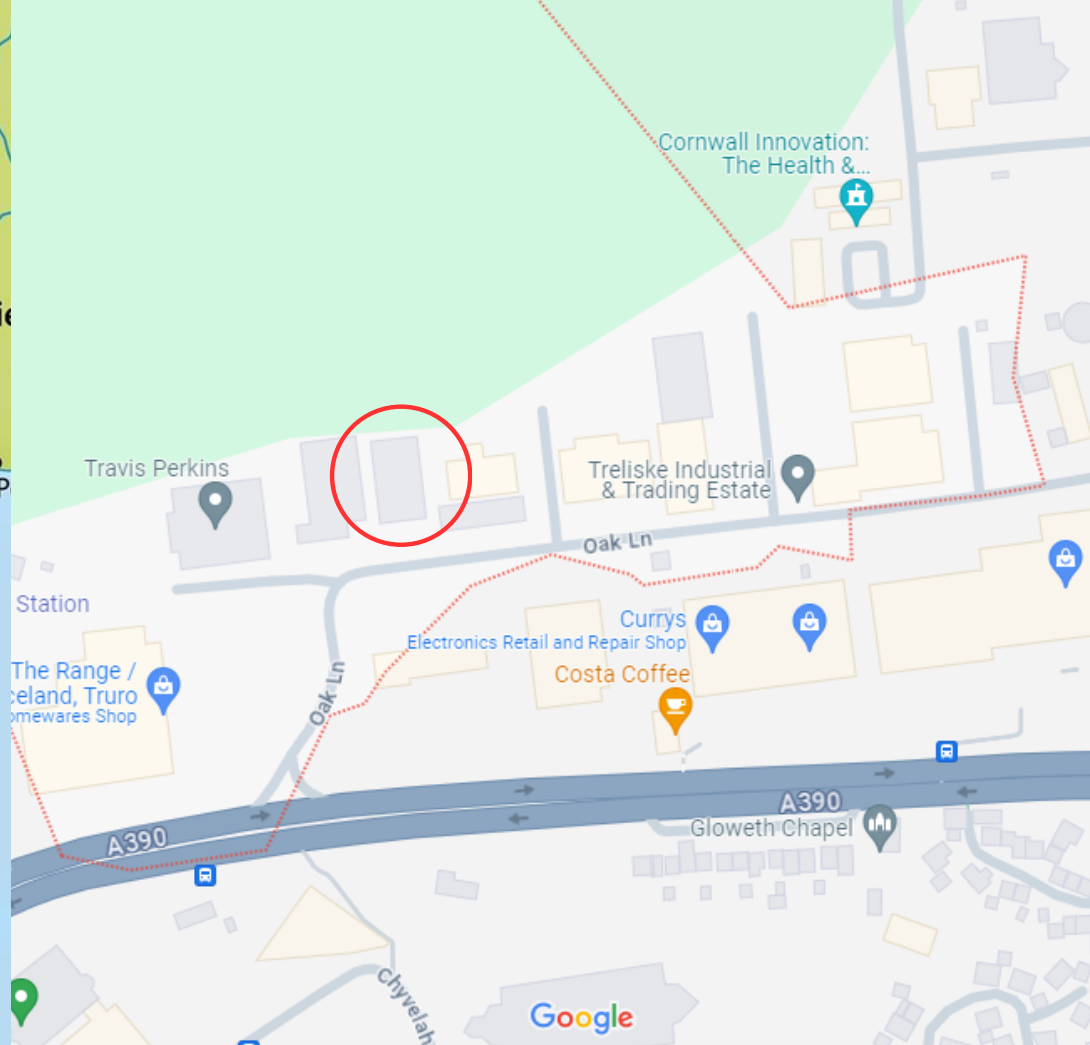
## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole letting agents.

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

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**TEL :** 07738 321134  
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## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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