



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

TO LET

Unit 6 Wren Units, Treliske Industrial Estate, Truro, Cornwall TR1 3LP

£25,500 per annum

- Available for occupation immediately
- 2125 sq. ft (197.2 sq. m) terraced industrial unit
- Truro location, close to Royal Cornwall Hospital
- Nearby businesses include Next, Argos and Homebase
- 3 miles from the A30, 21 miles from Newquay Airport, 90 miles from Exeter

Viewing by prior appointment with:
Tim Smart

e: timsmart@scp.uk.com
t: 01872 300 401 / 07778 577 487



scp.uk.com

M7

Location

Situated on the established trading estate of Treliske, adjacent to the Treliske Retail park. The estate is easily accessed from the A30 trunk road and the city of Truro. Nearby businesses include Next, Argos and Homebase

Description

Mid Terraced industrial unit 2125 sq. ft (197.2 sq. m) industrial unit with part mezzanine, which has limited headroom in areas.

There are 6 lined parking spaces in front of the unit.

Roller shutter height: 4.2m (13.8 ft)

Roller shutter width: 3.2m (10.5 ft)

Office/ ancillary accommodation is 504.5 sq. ft (46.87 sq. m). There is currently a part mezzanine which is due to have been removed.

The GIA measurement figures have been supplied to SCP. SCP cannot be held accountable for any inaccuracy.

Tenure

New FRI lease. A 3 month rent deposit, first quarter rent payment in advance is required with written references.

Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which may be beneficial to particular tenants. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk or 0300 1234 151.

Energy Performance Certificate

The premises has an EPC rating of C.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant establishes the VAT implications before entering into any agreement.

Service Charge

We understand that the service charge for the service charge year 01/01/2022 to 31/12/2022 is £2,402.28 per annum. SCP have been supplied this information and cannot be held accountable for any inaccuracy.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the prospective leaseholder aborts the transaction for any reason then they will be responsible for the landlord's legal costs.

Services

We understand that mains electricity, water, gas, and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquiries and inspect the premises to confirm the connection of these services.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Rateable Value

The rateable value is £28,250 p.a. as of 2023 for the premises. Interested parties should make their own enquiries to the local authority to ascertain the exact rates payable.

Cornwall Office:

Trenoweth, Troubridge Road,
Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract



Photos—mezzanine access to be removed but could remain as part of new lease



Industrial Area



Industrial Area



Office / Ancillary

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Map of Cornwall and Devon



Red arrow marking Truro

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