



## COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

### TO LET - Rent On Application

Unit 1 Oak Lane, Treliske Industrial Estate, Truro, Cornwall TR1 3LP

- Available for occupation immediately
- 15,216.17 sq. ft (1413.6 sq. m)
- Showroom / Warehouse unit with Retail potential
- Secure yard of 8,818 sq. ft (819 sq. m)
- 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: [tismart@scp.uk.com](mailto:tismart@scp.uk.com)  
t: 01872 300 401 / 07778 577 487



[scp.uk.com](http://scp.uk.com)

**M7**

## Location

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

## Description

15,216.17 sq. ft (1413.6 sq. m) Showroom / Warehouse unit with Retail potential.

Secure yard of 8,818 sq. ft (819 sq. m) with 12 lined parking spaces

Additional front parking area of 2546 sq. ft (236 sq. m), Rear yard of 845 sq. ft (78 sq. m)

Min eaves height: 3.6m Max eaves height: 6m

Roller shutter height: 3.95m (12.95 ft)

Roller shutter width: 4.95m (16.24 ft)

Accommodation	Sq. M	Sq. Ft
Main Industrial Area	930.824	10019.39
Industrial Area Showroom	318.218	3425.30
Office	118.755	1278.28
Ancillary	45.82	493.21
<b>Total</b>	<b>1413.6</b>	<b>15216.17</b>

There is a possibility for the unit to be split, please enquire for further details.

## Tenure

New minimum 5-year FRI lease with upward only rent reviews every 3rd year of the term. A 3 month rent deposit, first quarter rent payment in advance is required with written references and last 3 years accounts.

## Planning

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

## VAT

Under the Finances 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.

## Energy Performance Certificate

The premises has an EPC rating of D.

## Service Charge

No service charge on the unit as it is a stand-alone site.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the 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 and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquires 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 2006 (CAR 2006). 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 £77,500 p.a. as of 2017 for the premises. Interested parties should make their own enquiries of 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



Showroom



Main Industrial Area



Main Industrial Area



Office / Ancillary

### **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



Front Secure Yard



Front Secure Yard



Side Elevation



Side Elevation Showroom

### **Cornwall Office:**

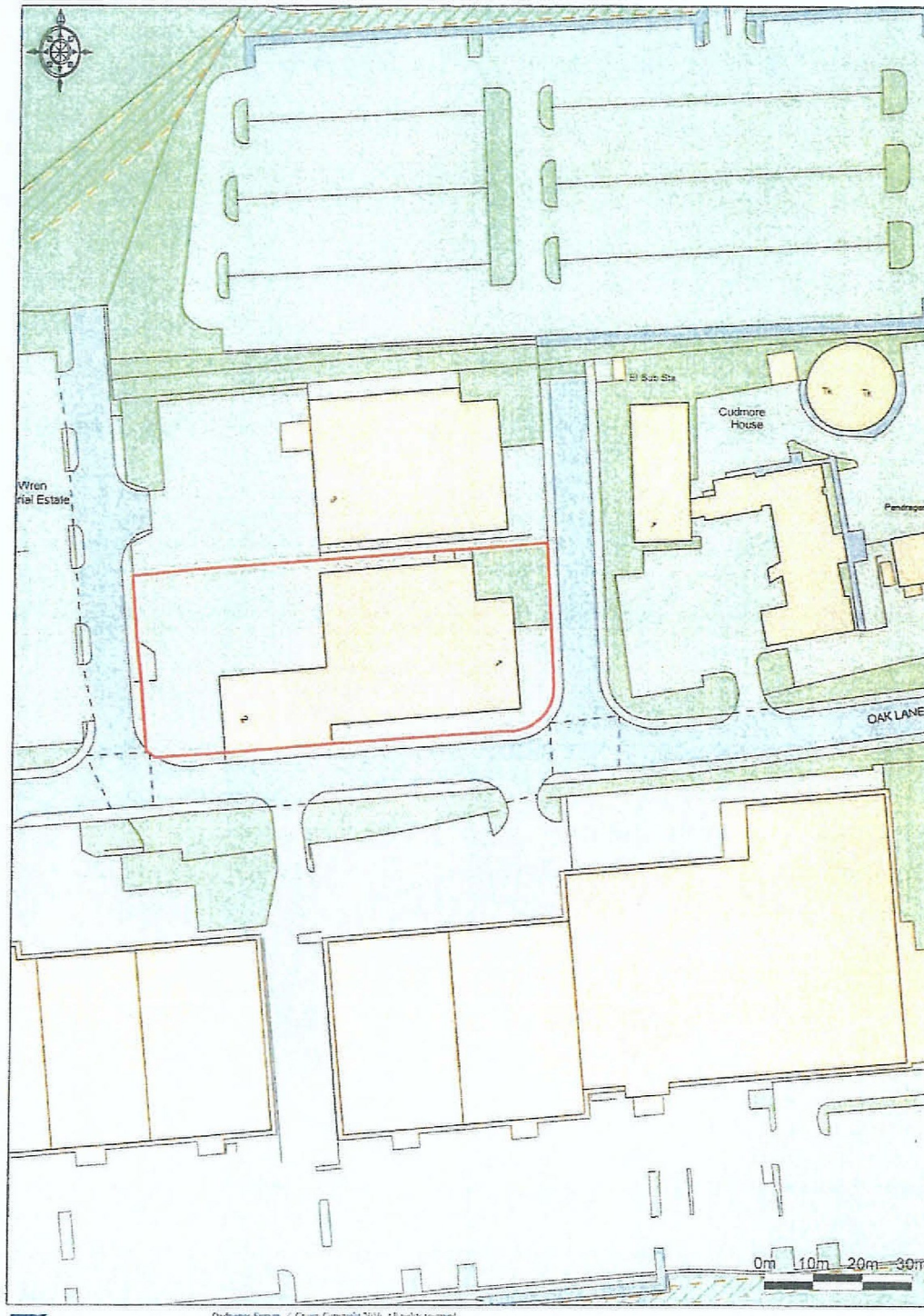
Trenoweth, Troubridge Road,  
Helston, Cornwall, TR13 8DQ

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



## Demise Plan



### 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





## Map of Cornwall and Devon



Red arrow marking Truro

### 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

