



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

Unit 7 Curlew Park, Threemilestone, TR4 9LG - TO LET

- **£38,750 per annum plus service charge**
- 7070 sq. ft (656.8 sq. m) modern unit situated on the popular Threemilestone Industrial Estate
- Opposite the West Truro Retail Park - traders include DFS and Subway
- Neighbouring occupiers include Euro Car Parts, Toolstation, Eurocell and Volvo dealership
- 10 car parking spaces
- Mezzanine could remain by negotiation with the outgoing tenant
- Newquay Airport 22.5 miles away and Truro City Centre is 3 miles away

Viewing by prior appointment with:
Tim Smart

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t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

The unit is located to the west of Truro, approximately 4 miles from Truro City Centre and 58 miles from Plymouth. The A30 at Chiverton Cross roundabout, Cornwall's main arterial route is just 2 miles away, thereby well located for business throughout mid and west Cornwall. Closest airport links include Newquay St Mawgan (22.5 Miles) and Exeter (98 Miles).

Description

This semi-detached industrial/trade counter unit with roller shutter door and yard to front is the new Volvo car dealership. The unit comprises a main warehouse, a mezzanine, an office and a kitchen/staff room. There are two WCs, one being disabled. We understand there are 10 car parking spaces externally.

- Minimum eaves height - 3.8 metres
- Roller door width of 3.1 metres with height of 4.1 metres.

Curlew Park situated at the entrance to Truro Business Park which offers offices, wholesalers, retailers and further light industrial/trade counter businesses. The industrial park offers light industrial, warehouse and trade counter units. The subject unit is located opposite West Truro Retail Park which offers restaurants and homeware retailers.

Occupiers nearby include:

Threemilestone Industrial Estate

- Toolstation Truro
- Euro Car Parts, Truro
- Eurocell Truro
- Vospers Servicing Centre
- Aston and Fincher Beauty Wholesaler
- FWB Products Ltd

West Truro Retail Park

- Chiquito
- Subway
- DFS
- Oak Furniture Land

Threemilestone Retail Park

- Wickes
- Home Bargains

Schedule of Accommodation

Area	Sq. m	Sq. ft
Ground floor	350	3,768
First floor mezzanine	306.8	3,302
Total	656.8	7,070

Tenure

New fully repairing and insuring lease. Terms to be agreed subject to covenant strength. The unit is currently being let on a short-term lease which expires in February 2021.

Service Charge

The service charge for Unit 7 has an apportionment of 26.4% of Curlew Park. For 2021, the annual service charge is set for £4,201.22.

EPC

The property has an EPC rating of D-86.

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. Potential tenants are advised to make their own enquiries to Cornwall Council; Tel: 0300 1234 151; Email: planning@cornwall.gov.uk; Cornwall.gov.uk.

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.

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 enquiries.



Cornwall Office:

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

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- 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

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.

Legal Costs

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

Rateable Value

The rateable value is yet to be assessed. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397, e-mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk.



Warehouse



Stairs to Mezzanine



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Mezzanine



Office



Kitchenette/Staff Room



Car Parking



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