

COMMERCIAL PROPERTY CONSULTANTS

Ref. No: S3354

**INDUSTRIAL/WAREHOUSE UNIT
TO LET**

**UNIT 12 THREEMILESTONE INDUSTRIAL ESTATE,
TRURO, TR4 9LD**

275.2 m² (2,961 ft²)

NEW LEASE AVAILABLE AT £17,000 PER ANNUM



**Contact: Stuart Sly or Rosie Brenton
17a River Street
Truro
TR1 2SQ**

**Tel: (01872) 261216
Fax: (01872) 261359
Email: all@charterwood.com**

Particulars contained herein are for guidance only, their accuracy is not guaranteed and they do not form part of any contract

LOCATION:

Threemilestone Industrial Estate lies just under three miles west of Truro City Centre, south of the A390, which links Truro with the A30 junction at Chiverton Cross. The A30 junction lies approximately two miles to the north west of the estate.

SITUATION:

The unit lies at the end of the first right hand spur road on entering the estate next to Jose & Blacker and Out of Wood.

DESCRIPTION:

The property comprises a two storey building with two adjacent ground floor workshops each with sliding timber loading doors in the front elevation. The workshops are interconnecting and are capable of being formed into a single unit. To the rear of the main workshop is a kitchenette and staffroom and staircase providing access to the first floor. The first floor comprises four offices. A forecourt to the front of the unit provides 6 car spaces.

ACCOMMODATION: (All dimensions and areas are approximate)**Ground Floor:**

Right hand workshop	74.19 m ²	
Left hand workshop	91.00 m ²	
Store 1	9.96 m ²	
Store 2	6.55 m ²	
Rear area comprising, kitchen/staffroom/toilets	<u>22.73 m²</u>	
	204.43 m ²	(2,200 ft ²)

First Floor:

Office 1	23.93 m ²	
Office 2	14.63 m ²	
Office 3	13.47 m ²	
Office 4	<u>18.74 m²</u>	
	70.77 m ²	(761 ft ²)

LEASE:

The property is offered on a new full repairing and insuring lease for a term to be agreed.

RENT:

£17,000 per annum exclusive.

VAT:

The property is not registered for VAT.

RATES:

Rateable Value - £17,000 (2023 List).

Enquiries regarding rates payable should be made to Cornwall Council, tel. 0300 1234 100

SERVICES:

We understand the property is connected to mains electricity (including a three phase supply), metered mains water, mains drainage and a bottled propane gas supply. An overhead gas heater is fitted within the left hand ground floor workshop. Gas fired radiators are fitted elsewhere.

COSTS:

The ingoing tenant will be responsible for the lessor's reasonable legal costs incurred in the preparation and execution of the lease.

MONEY LAUNDERING REGULATIONS:

In line with The Money Laundering Regulations 2017, Charterwood are obligated to verify ID for all applicants that are conducting property transactions through the Company.

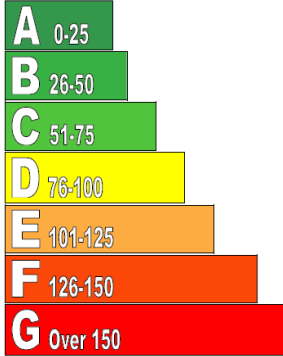
VIEWING:

Strictly by appointment with Sole Agent Charterwood on (01872) 261216, contact Stuart Sly or Rosie Brenton.

ENERGY PERFORMANCE CERTIFICATE:

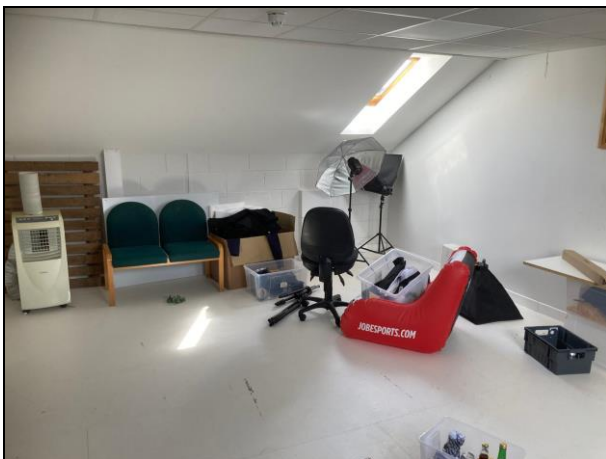


Net Zero CO₂ emissions



THIS PROPERTY HAS A RATING OF 80

Certificate Reference Number: 2157-3086-0403-0700-2495
Report Reference Number: 0210-0740-5432-7896-4006



CHARTERWOOD for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely upon them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. We have not tested the services nor fixtures and fittings. It will be the responsibility of potential purchasers to satisfy themselves as to their condition.
4. No person in the employment of Charterwood has any authority to make or give any representation or warranty in relation to this property.