



## OPEN STORAGE YARD, WALKER BUSINESS PARK, TRURO, TR4 9NH

Open storage yard space on the edge of Truro, providing quick and easy access to the A30 and A390. Ideal for construction site storage, scaffold storage or vehicle storage.

Available as a whole area of 21,500 sq ft or in parts from 7,000 sq ft on terms to be agreed for a lease length of up to three years.

- OPEN STORAGE YARD TO LET
- AREA FROM APPROX. 7,000 SQ FT TO 21,500 SQ FT
- AVAILABLE IN PART OR AS A WHOLE
- FLEXIBLE LEASE TERMS FOR UP TO THREE YEARS
- IDEAL FOR CONSTRUCTION SITE OR STORAGE OR SCAFFOLD STORAGE
- SUI GENERIS FOR SALE OR STORAGE OF MOTOR VEHICLES

**From £10,500 pa for 7,000 sq ft yard**



**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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#### LOCATION:

The site is located at the southern end of Threemilestone Industrial Estate on the Walker Business Park. Threemilestone is located 3 miles west of Truro, in close proximity to Treliske the main hospital in Cornwall as well as a host of large out of town retail units, trade counters, offices and light industrial units. The industrial estate is a busy commercial area with a wide range of occupiers taking advantage of the strategic location close to the A390 and A30 The location is ideal for access to the A30 trunk road, the main arterial road through Cornwall.

#### PREMISES:

The site has been laid with hard core and will be secured by palisade fencing around the perimeter. CCTV will be in operation for the compound area. The site will be secured by gates and locked out of hours to non key holders.

#### SCHEDULE OF ACCOMMODATION:

The site comprises an overall area of 21,500 sq ft. It is available as a whole or in part as follows:  
 Part 1 - 7,100 sq ft (approx) - £10,500 pa  
 Part 2 - 7,200 sq ft (approx) - £10,500 pa  
 Part 3 - 7,200 sq ft (approx) - £10,500 pa  
 or  
 As a whole - 21,500 sq ft (approx) - £28,000 pa

#### LEASE TERMS:

The premises are available to let by way of a new lease for a fixed term of up to three years.

#### USE:

The site has planning consent for B2 and B8 general storage use as well as sui generis use for motor vehicle storage and sale but is also perfectly suited to scaffold or a compound storage site.

#### BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>. The site has not yet been assessed for business rates.

#### SERVICES:

Mains water and electricity can be made available at cost to the Tenant. Full details on application



#### ENERGY PERFORMANCE CERTIFICATE:

An Energy Performance Certificate is not required in this instance.

#### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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