



EXAMPLE BUILDING BY SAME DEVELOPER



UNITS 1-3, MORSE'S YARD, HERON WAY, TRURO, TR1 2XN

A brand new development of three units shortly to go under construction comprising two units of 1800 sq.ft and one of 900 sq.ft, each with its own small yard area. The development is expected to be completed in the autumn of 2022 and pre-let agreements are available.

Other nearby occupiers include Wolseley, Brooklands Garage, The Bathroom Showroom, St John Ambulance, Primrose Herd, Jewson, Truro Technology Centre etc

Unit 1 - Under Offer
Unit 2 - Under Offer
Unit 3 - Available.

- **BRAND NEW INDUSTRIAL DEVELOPMENT.**
- **UNDER CONSTRUCTION**
- **ESTIMATED COMPLETION - SUMMER 2024**
- **ESTABLISHED TRADING ESTATE LOCATION**
- **PRE-LETS AVAILABLE**
- **ENERGY PERFORMANCE CERTIFICATE - NOT REQUIRED**

£22,700 PER ANNUM EXCLUSIVE EACH

LOCATION:

The premises are located 1 mile from Truro City Centre in an elevated position above the Truro River. There is a host of businesses within the Newham area as is highlighted by the Newham Business Improvement District. <https://www.newhamtruro.co.uk/>

DESCRIPTION:

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SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Unit 1	1,889	175.49
Unit 2	1,889	175.49
Unit 3	1,889	175.49
Total	5,667	526.48

SERVICE CHARGE:

There will be no initial service charge albeit one might be included later to deal with the management of the wider estate.

LEASE TERMS:

The premises are offered under new full repairing and insuring leases for a term of six years with annual RPI rental uplifts.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

The premises will be assessed for business rates following completion.

ENERGY PERFORMANCE CERTIFICATE:

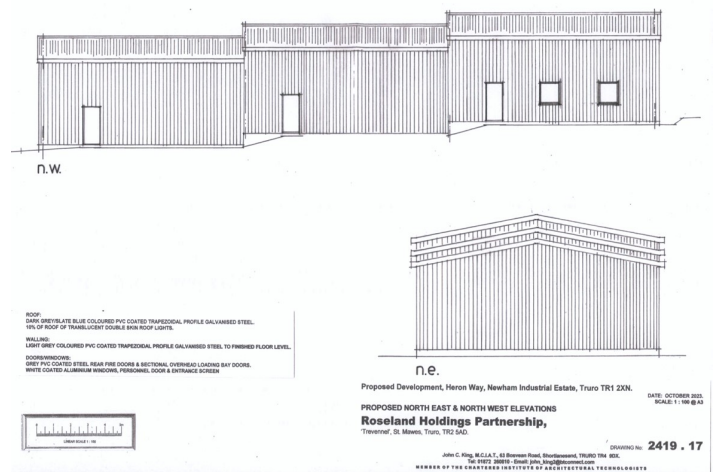
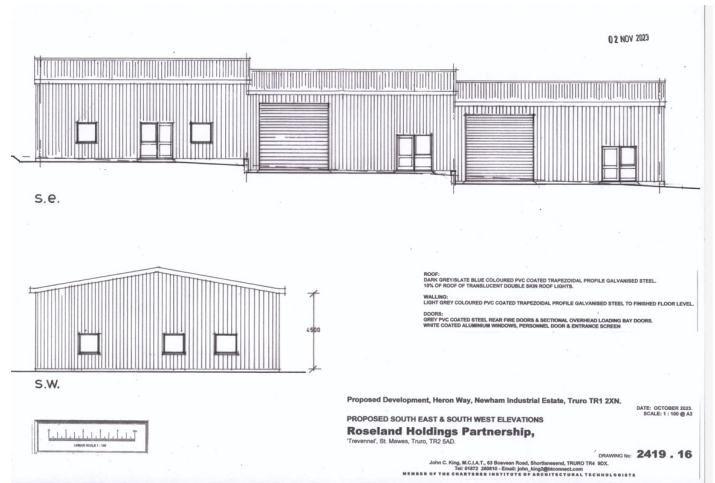
A EPC will not be required as the space will not be heated or conditioned.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008
Email msn@millier-commercial.co.uk OR

Jonny Bright on 01872 247022
Email jb@millier-commercial.co.uk

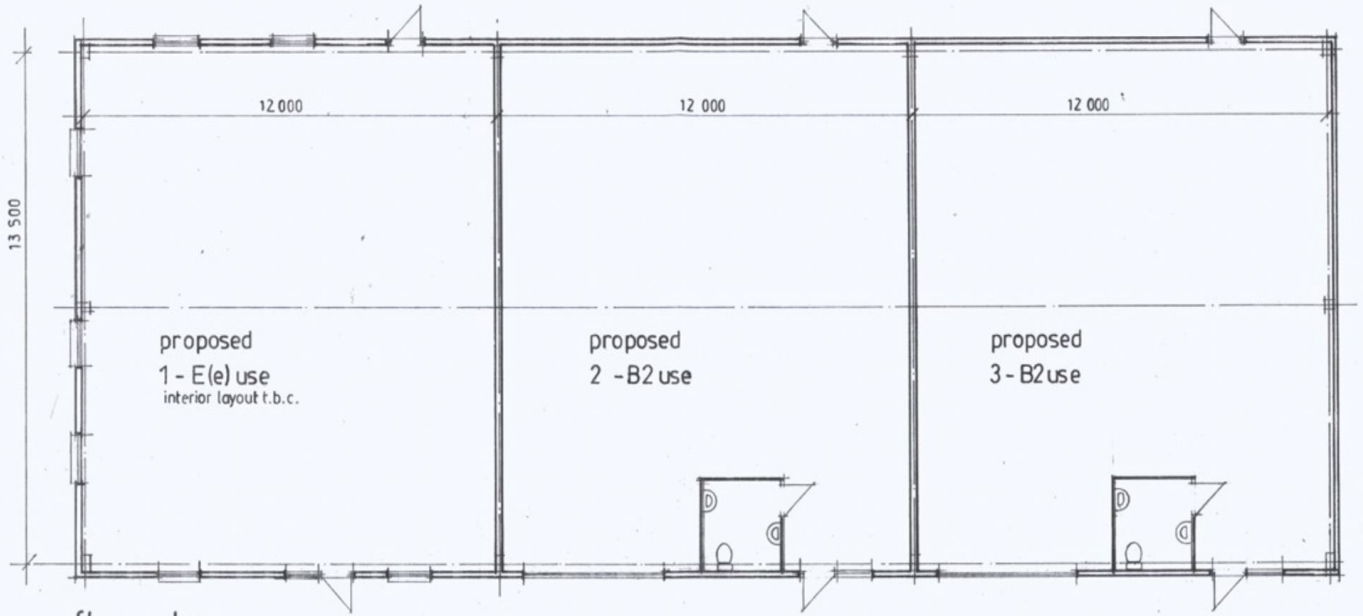


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02 NOV 2023



floor plan

Proposed Development, Heron Way, Newham Industrial Estate, Truro TR1 2XN.

DATE: OCTOBER 2023. SCALE: 1:100 @ A3

PROPOSED FLOOR PLAN

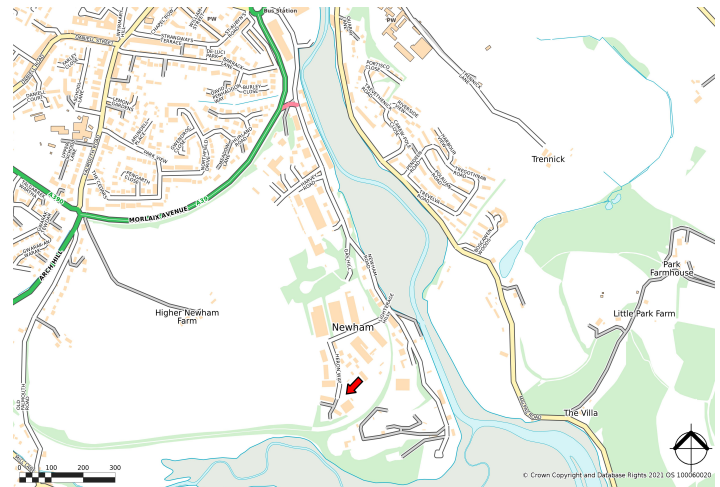
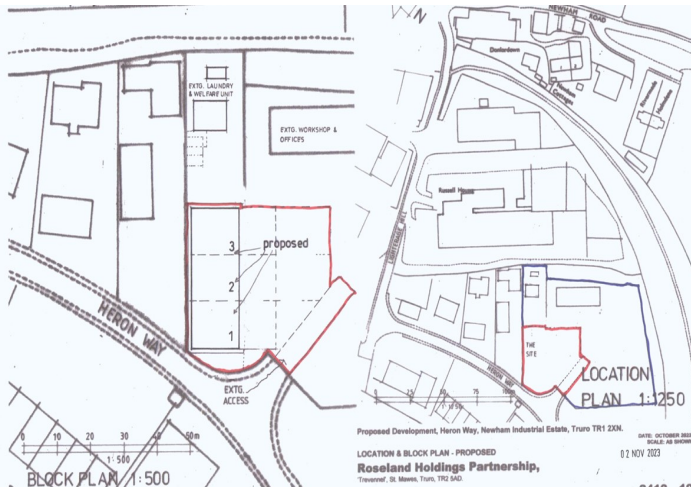
Roseland Holdings Partnership,

Trვენнеf, St. Mawes, Truro, TR2 5AD.

DRAWING No: **2419 . 15**

John C. King, M.C.I.A.T., 63 Bosvean Road, Shortlanesend, TRURO TR4 9DX.
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MEMBER OF THE CHARTERED INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS



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