

Unit 5, Treliske Industrial Estate

TRURO, CORNWALL, TR1 3LP

INDUSTRIAL/TRADE COUNTER UNIT TO LET - **REFURBISHED**



savills

KEY HIGHLIGHTS

- 7,803 sq. ft (725 sq m)
- Available immediately on a new lease for a term of years to be agreed
- Situated on established Treliske Industrial Estate, Oak Lane
- On site car parking with 3 EV charging points
- The unit has got class B8 and E planning use
- The new refurbishment includes new glazed retail frontage, external cladding to main elevations and enlarged resurfaced customer parking area



LOCATION

The property is located on Treliske Industrial Estate, on the western outskirts of the City of Truro. The unit is accessed via the A390 road, which is currently undergoing improvements works which will link into the A30 accessed at the Chiverton Roundabout.

Local occupiers include Travis Perkins, The Range, and Topps Tiles. The estate also benefits from Treliske Retail Park where Costa Coffee, Next, Homebase and Curry's.

DESCRIPTION

The property comprises a detached, mid 90s, refurbished industrial unit. It benefits from 2 roller shutter doors leading out to a secure yard area with palisade fencing. The unit is completed to a shell finish.

Following the refurbishment the property has benefited from LED lighting and new disabled toilets. There are also three new EV charging points installed in addition to a resurfaced enlarged customer parking area.

ACCOMMODATION

Floor Area	Sq Ft	Sq M
Warehouse	7803	724
Total	7803	724

RENT

£86,500 per annum exclusive.

EPC

C-62.

BUSINESS RATES

Rates Payable: £12,360.

Based on current rateable value : £24,750

Based on 1st April 2023 valuation.

PLANNING

The property current has planning consent for uses within class B8 (Storage and Distribution) and E (Commercial, Business and Services uses e.g. trade counter or retail).

LEGAL COSTS

Each party is to bear their own legal costs incurred in transaction



TERMS

The property is available by way of new lease for a term of years to be agreed.

VIEWINGS

Please arrange through Savills or our joint agents, SBC Property.

CONTACT

For further information please contact:



Jack Davies

Director
jack.davies@savills.com
07901 853 503

Niamh O'Donnell

Apprentice Surveyor
niamh.odonnell@savills.com
07977 567 297

Carl Jenkin MRICS

SBC Property
carl@sbcproperty.com
07738 321 134

Francesca Williams

SBC Property
francesca@sbcproperty.com
07955 272 205



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | February 2025