Unit 5, Treliske Industrial Estate

TRURO, CORNWALL, TR1 3LP

INDUSTRIAL/TRADE COUNTER UNIT TO LET - REFURBISHED



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 location 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 Trelsike 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 is 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

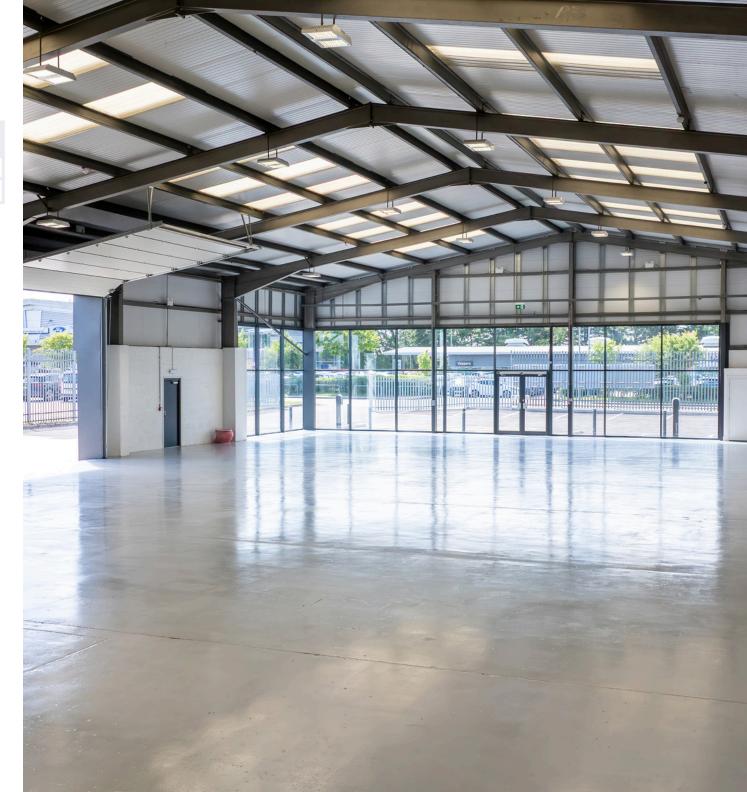
Based on 1st April 2023 valuation.

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



Unit 5 Treliske Industrial Estate, Truro

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:



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