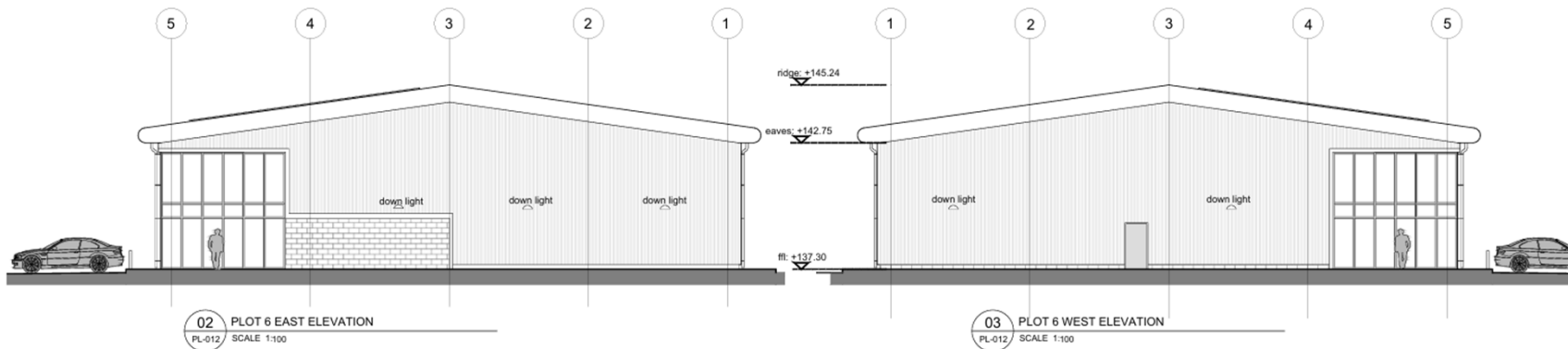
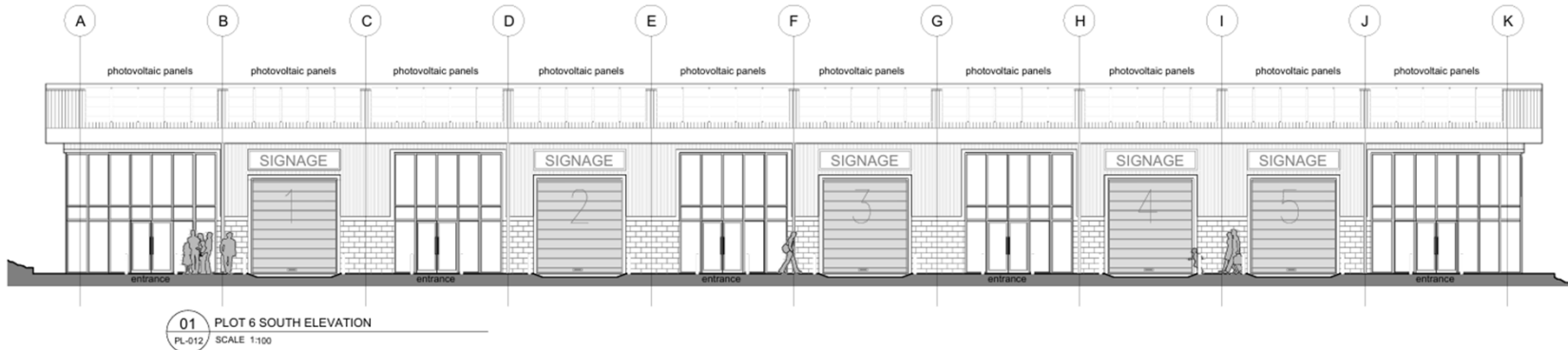


# PRELIMINARY MARKETING PARTICULARS

## TO LET



## A DEVELOPMENT OF NEW INDUSTRIAL/WAREHOUSE UNITS

### AVAILABLE JULY 2026

UNITS 1-5, PLOT 6, A30 BUSINESS PARK, LODGE WAY, INDIAN QUEENS  
INDUSTRIAL ESTATE, TR9 6TL

**BLS** *Estates*  
INDUSTRIAL AND COMMERCIAL

1, Riverside House, Heron Way, Newham, Truro, Cornwall TR1 2XN  
Tel: (01872) 222777 Fax: (01872) 222700  
E-mail: info@bbs.co.uk

**TO LET**

**£40,000 PER ANNUM (EXC. VAT)**

**Industrial/Warehouse Units**

**283.2 and 285.6 sqm (3,048 and 3,074 sqft) Gross Internal Area approx.**

**Dedicated Car Parking Spaces**

**E Use Class (Excluding E(a) and E(b) retail and restaurant uses) - provides the flexibility for business, commercial and leisure uses without the need for planning permission.**

## **LOCATION**

The new development of 5 industrial/warehouse units located on Plot 6 A30 Business Park which forms parts of the Indian Queens Industrial Estate, immediately adjacent to the main A30 and the junction with the A39. A30 Business Park comprises a well established high quality business park development. Indian Queens Industrial Estate is exceptionally well located in mid-Cornwall with good accessibility and connectivity to the whole of Cornwall.

## **DESCRIPTION**

The development comprises 5 industrial/warehouse units and will be constructed to a high quality sustainable specification.

The units are of steel framed construction with part profiled cladding and faced blockwork to the external walls under a profile clad roof with 10% roof lights with roof mounted solar pv.

The units are constructed to a shell specification with any internal fit out to be undertaken by the individual tenants to their specific requirements.

The units have a glazed double opening entrance door with extensive glazing to the front elevation.

Externally the units have a shared access and forecourt area with each unit having dedicated car parking.

## **ACCOMMODATION**

All stated areas are approximate and measured from the plans in accordance with the RICS Code of Measuring Practice. The units comprise the following GIA areas: -

Unit 1 – 285.6 sqm (3,074 sqft)

Unit 2 – 283.2 sqm (3,048 sqft)

Unit 3 – 283.2 sqm (3,048 sqft)

Unit 4 – 283.2 sqm (3,048 sqft)

Unit 5 – 285.6 sqm (3,074 sqft)

## **TOWN PLANNING**

Planning permission for the erection of 5 industrial/warehouse units was granted on the 1<sup>st</sup> April 2025 on PA24/08989. With the changes to the Use Class Order the development falls within uses within the E Use Class which covers a wide range of industrial, business and leisure uses, but excludes the E(a) and E(b) (retail and restaurant) uses, without the need for planning permission.

## **TERMS**

**Leasehold** - Minimum of a 3 year FRI lease term, inclusive of service charge.

Unit 1 - £40,000 per annum

Unit 2 - £40,000 per annum

Unit 3 - £40,000 per annum

Unit 4 - £40,000 per annum

Unit 5 - £40,000 per annum

## **VAT**

All quoted rental sums are exclusive of VAT which will be chargeable at the prevailing rate.

## **ENERGY PERFORMANCE CERTIFICATES**

EPCs will be available upon the completion of the units and once the building regulation certificate has been issued.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs in any transaction.

## **SERVICES**

All main services are available to the unit, including water, telephone, electricity, main foul and surface water drainage.

## **MONEY LAUNDERING**

Under the Money Laundering Regulations 2017, BLS Estates will require any purchaser to provide proof of identity and address, prior to exchange.

## **BUSINESS RATES**

The rateable value will be assessed for rating purposes following completion of the letting. For further information interested parties are advised to contact the Valuation Office Agency – [www.voa.gov.uk](http://www.voa.gov.uk) or Tel. 0300 1234 171.

## **STAMP DUTY**

Any transaction may be subject to stamp duty as appropriate at the prevailing rate.

## ENQUIRIES

All enquiries please contact: Russell Dodge, BLS Estates, 1 Riverside House, Heron Way, Newham, Truro. TR1 2XN.

**Telephone: 01872-222777**

**Email. [info@bls.co.uk](mailto:info@bls.co.uk)**



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## RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

You should be aware that the Code of practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor solicitor or licensed conveyancer before entering into a business agreement. The Code is available through professional institutions and trade associations or via the website [ww.commercialleasecodeew.co.uk](http://ww.commercialleasecodeew.co.uk)

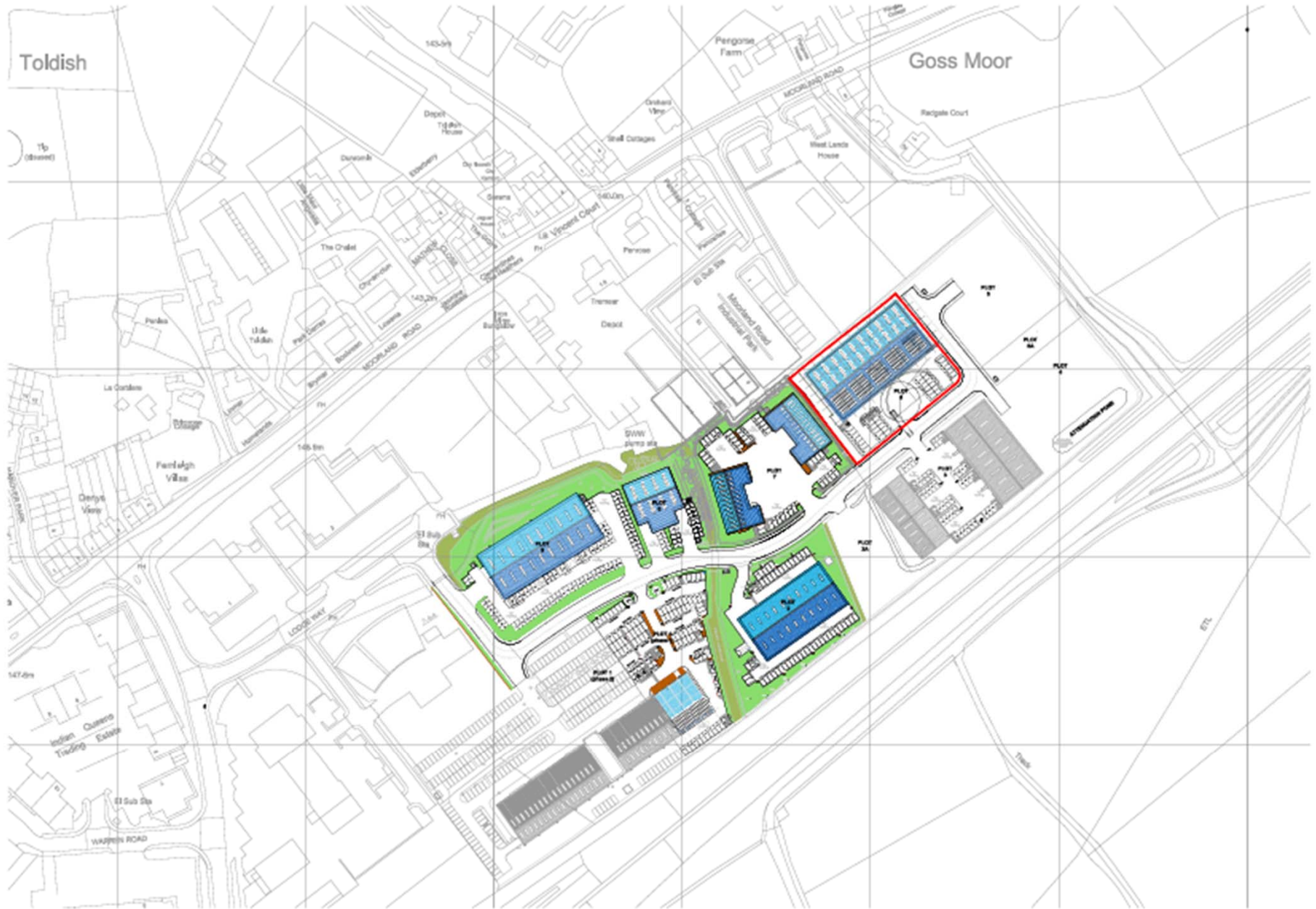
## SUBJECT TO CONTRACT

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of BLS Estates' expertise and accordingly:-

- (1) BLS Estates makes no responsibility as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) BLS Estates strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

*Whilst every effort has been made to ensure accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.*



01 MASTER SITE PLAN - PLOT 6  
 10/01/01 SCALE 1:100

