

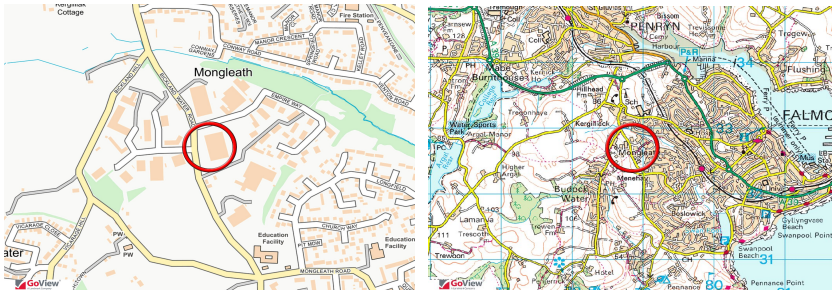
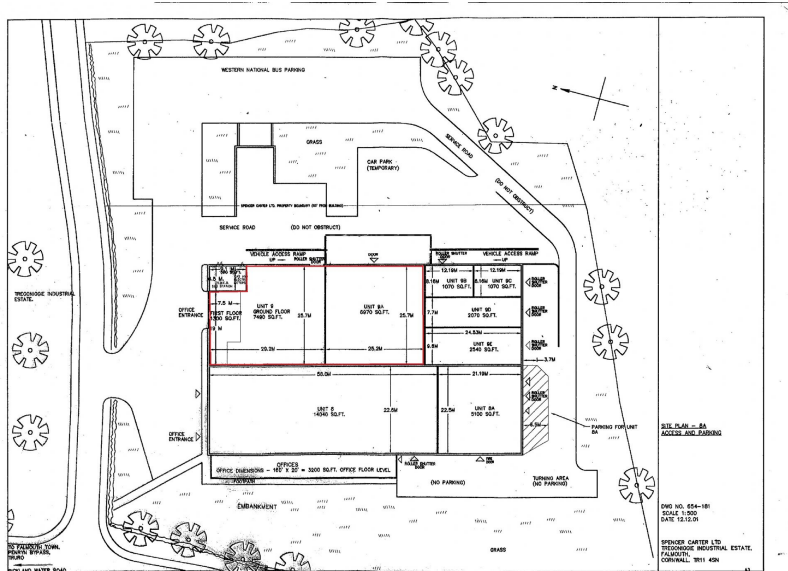


**UNIT 9-9A, SPENCER CARTER COMPLEX, TREGONIGGIE INDUSTRIAL  
ESTATE, FALMOUTH, TR11 4SN**

**RENTAL £96,500 (INCL SERVICE CHARGE) PER ANNUM EXCL**

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists





**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 **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

#### LOCATION:

Tregonigge Industrial Estate is one of the longest established commercial estates in Falmouth and is situated within easy access of the A39 which connects with Truro and the wider area including the A30 trunk road.

#### DESCRIPTION:

The premises comprise two units with a north style roof light which provides good natural light within the premises. Linked to this there are two floors of offices.

#### SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Unit 9	7,541	700.58
Unit 9 - First Floor	1,137	105.63
Unit 9A	6,743	626.45
<b>Total</b>	<b>15,421</b>	<b>1,432.66</b>

NB - the WC's and Staff Facilities are contained within Unit 9A. The premises have a clear height of 4.65m

#### SERVICE CHARGE:

None - the rent is inclusive of service charge which covers maintenance of the exterior and common parts.

#### LEASE TERMS:

The premises are offered by way of a new internal repairing lease the terms of which are open to negotiation.

#### VAT:

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

#### BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £48,250. To find out how much business rates will be payable there is a business rates estimator service via the website.



#### LEGAL COSTS:

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

#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been applied for and will be available shortly.

#### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

**Mike Nightingale** on 01872 247008  
Email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)

**Jonny Bright** on 01872 247022  
Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)