



**UNIT 34, TRESILLIAN BUSINESS PARK, PROBUS, TRURO, TR2 4HF**

**RENTAL £22,000 PER ANNUM EXCLUSIVE**

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

**LOCATION:**

The Tresillian Business Park is situated adjoining the Mercedes Dealership between Tresillian and Probus and is well positioned adjoining the A390 trunk road approximately 4.7 miles from Truro and 10.5 miles from St Austell.

**DESCRIPTION:**

The premises are approximately 5 years old and are of steel portal framed construction with insulated cladding. They have an internal office, accessible wc, three phase electricity and broadband. There is an electrically operated roller shutter door (width 3.99m height 3.85m) and LED lighting.

Outside to the front of the unit is a fenced and gated yard.

**SCHEDULE OF ACCOMMODATION:**

Unit  
Width 11.78m  
Depth 13.48m  
Area 158.8 sq.m (1709 sq.ft)  
Inner Eaves Height 3.60m Max Internal Height 5.07m

Yard/Forecourt  
Depth 8.8m  
Ave Width 14.5m  
Area 127.6 sq.m (1373 sq.ft)

**LEASE TERMS:**

The premises are offered by way of a new full repairing and insuring lease at an annual rental of £22,000 plus VAT for a minimum term of 3 years. The rent will increase annually in accordance with the movement of the retail prices index (capped at 6%).

**SERVICE CHARGE:**

None - the rental is inclusive of maintenance of the wider estate.

**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:**

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 £17,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

Not applicable.

**AVAILABILITY:**

The premises should be available from May 2026.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

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

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