



UNIT 15 COMMERCIAL PARK, WILSON WAY POOL, REDRUTH, TR15 3RT

A lock-up industrial unit located within a larger complex which has the use of a shared wc together with a minimum of three parking spaces.

The premises are considered unsuitable for car repairs or motor related uses.

- LOCK-UP INDUSTRIAL/STORAGE UNIT
- 839 SQ FT (78 SQ M)
- ALLOCATED PARKING - 3 SPACES
- ESTABLISHED TRADING ESTATE LOCATION
- AVAILABLE IMMEDIATELY
- ENERGY PERFORMANCE CERTIFICATE - NOT REQUIRED

£7,500 PER ANNUM EXCLUSIVE

**LOCATION:**

Commercial Park fronts and adjoins Wilson Way which is a busy road linking Camborne Pool and Redruth. It is an approximate 5 minute drive from the A30 Trunk Road.

DESCRIPTION:

A lock-up industrial unit located within a larger development which has the use of a shared wc together with a minimum of three parking spaces.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Workshop Space	839	77.95
Total	839	77.95

SERVICE CHARGE:

There is a Service Charge to cover the maintenance of the exterior and common parts of the property. Further details available upon request.

LEASE TERMS:

The premises are offered by way of a new proportional full repairing and insuring lease, for a minimum term of three years. The lease will be outside of the security of tenure provisions of the Landlord and Tenant Act 1954. The remaining terms open to negotiation.

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:

The premises currently form part of a larger assessment as they were previously let in conjunction with adjoining premises. They will need to be re-assessed once a letting has been completed.

ENERGY PERFORMANCE CERTIFICATE:

An Energy Performance Certificate is not required as the space is not heated nor conditioned.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

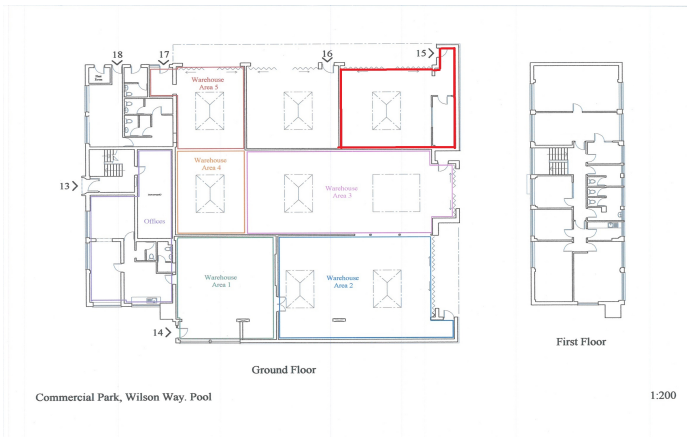
Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

or

Jonny Bright on 01872 247022

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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.

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