

Miller Commercial

Chartered Surveyors and Business Property Specialists



UNIT A7/A8 CARDREW BUSINESS PARK, STANLEY WAY, REDRUTH TR15 1SS

- PURPOSE BUILT INDUSTRIAL UNIT
- ESTABLISHED TRADING ESTATE LOCATION
- 2,284 SQ FT (212 SQ M)
- CONVENIENT FOR A30
- AVAILABLE JANUARY 2023
- ENERGY PERFORMANCE ASSET RATING - D(86)

£19,500 Per Annum Excl Leasehold



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LOCATION:

The premises are well located on Cardrew Business Park which adjoins Stanley Way the principal access route through Cardrew Industrial Estate. They are situated approximately 1 mile from the A30 Trunk road and are located within a good mix of businesses including:- Camel Glass and Joinery, Mobile Windscreens, Boosters Ltd, Roberts Flooring and EDT Services

DESCRIPTION:

A purpose built industrial unit of steel portal framed construction with profile steel sheet cladding. The premises are very light including glazing in the front elevation together with light panels within the roof cladding. They are currently presented as open space however an office and W.C can be installed to a tenant's requirements.

SCHEDULE OF ACCOMMODATION:

All areas and dimensions are approximate.

Gross Internal Depth - 17.94m

Gross Internal Width - 11.83m

Gross Internal Area 212.2 sq.m (2284 sq.ft)

Inner Eaves Height - 4.77m

Maximum Internal Height 5.37m

Parking - Parking Outside for 4 vehicles plus overflow parking nearby.

Door Width - 2.60m Door Height 3.71m

TENURE:

The premises are offered by way of a new internal repairing and insuring lease at a commencing rental of £19,500 per annum exclusive. The terms of the lease are open to negotiation. There is a maintenance rent equivalent to 12.5% of the annual rental which covers the landlords costs of maintaining the exterior of the building and common parts of the estate.

LEGAL COSTS:

The ingoing lessee to bear the landlord's reasonably incurred legal costs in connection with the transaction.

VAT:

All the above prices/rentals are quoted exclusive of VAT, which is payable upon the rent and service charge.

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 £11,500. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

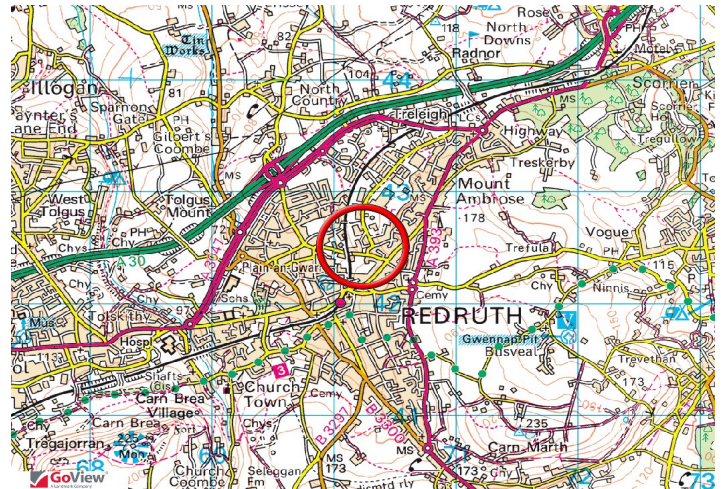
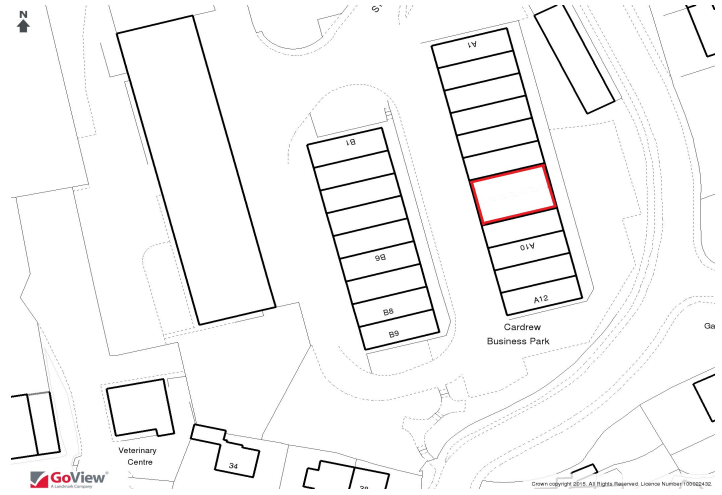
SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is within Band D(86).

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

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