



Unit 9,
Carn Brea Business Park
Barncoose Industrial Estate, Barncoose, Redruth TR15 3RQ

Miller Commercial 
Chartered Surveyors and Business Property Specialists

£22,000 Per Annum Excl Leasehold

A lock up mid terraced industrial unit located on the establish Carn Brae Business Park close to the Camborne Pool Redruth distributor road. The premises are offered by way of assignment of the existing full repairing and insuring lease which is due to expire on 3rd July 2023.

- MODERN MID TERRACED INDUSTRIAL UNIT
- ASSIGNMENT OFF EXISTING LEASE
- ESTABLISHED TRADING ESTATE
- GOOD TRANSPORT LINKS TO A30
- EPC RATING C(66)



LOCATION

In the heart of Pool's industrial area, the unit is located in the Carn Brea Industrial Estate, just off Wilson Way. The estate is conveniently located for access to the A30, Cornwall's main arterial road heading west and east. Nearby occupiers include Screwfix, ATS Euromaster, Dash Vehicle Hire, Brandon Tool Hire, Plumbstop, Mill Autos, ATS Euromaster.

DESCRIPTION

The building comprises a modern, steel frame and steel clad clearspan industrial unit. The premises benefits from a 5m high roller shutter door, minimum eaves height of 5.5m, WC and car parking to the front.

ACCOMMODATION

Internal Width 17.79m
 Internal Depth 17.58m
 Gross Internal Area 313 sq.m (3366 sq.ft)
 Disabled WC with hand basin.
 Loading Door - Width 4.3m; Height 4.6m
 Inner Eaves Height 6.84m
 Max. Internal Height 6.84m
 Outside Parking for 8 cars plus loading area

TENURE

The premises are offered by way of assignment of the existing lease which is due to expire on 3rd July 2023 and is on full repairing and insuring terms with the repairing liability being limited by way of a schedule of condition.

The lease is outside of the provisions of Part 2 of the Landlord and Tenant Act 1954 which means that any assignee will not have an automatic right to renew.

The rental is £18,000 per annum plus VAT and is payable quarterly in advance.

LEGAL COSTS

Each Party to bear their own legal costs in connection with the transaction together with half of the Landlord's reasonably incurred legal costs in connection with the matter.

BUSINESS RATES

The Rating Assessment currently includes the adjoining premises (Unit 8) and is in the process of being re-assessed.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C.(66).

CONTACT INFORMATION

For further information or an appointment to view please contact either:-
 Mike Nightingale on 01872 247008 or via email msn@millier-commercial.co.uk or
 Tom Smith on 01872 247013 or via email ts@millier-commercial.co.uk
 VIEWING: Strictly by prior appointment through Miller Commercial.

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