



UNIT 12D BARNCOOSE INDUSTRIAL ESTATE, WILSON WAY, REDRUTH,
TR15 3RQ

£30,000 PER ANNUM EXCLUSIVE

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The premises are located on Barncoose Industrial Estate just off Wilson Way in Redruth, a prime industrial area of Redruth. Wilson Way is home to occupiers such as SUEZ recycling, Coastline Housing, Dash Group, Matki, Screwfix, and a host of other national and regional businesses. The proximity to the A30 via the Camborne, Pool and Redruth bypass as well as the area's historical connections to heavy industry, are significant factors in its popularity.

DESCRIPTION:

The Unit comprises a detached steel portal frame unit under a pitched metal profile clad roof. The front elevation of the building has rendered concrete block to circa 2 metres with metal profile cladding above and the remaining elevations are clad with metal profile sheeting.

The interior has multiple offices, reception area, staff and customer WCs, staff kitchenette and mezzanine storage and office.

SCHEDULE OF ACCOMMODATION:

The accommodation has been measured under Gross Internal Area in accordance with RICS Property Measurement 2nd Edition.

Ground floor: 3,582 Sq Ft (333.17 sq m)

Mezzanine: 401 Sq Ft (37.29 sq m)

Total: 3,983 Sq Ft (370.46 sq m)

SERVICE CHARGE:

There is no service charge as the tenant is responsible for the yard and green areas.

TENURE / LEASE TERMS:

The premises are available by way of a new fully repairing and insuring lease at an annual rent of £30,000 per annum with other terms to be negotiated.

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 £20,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

VAT:

All the prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (115).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

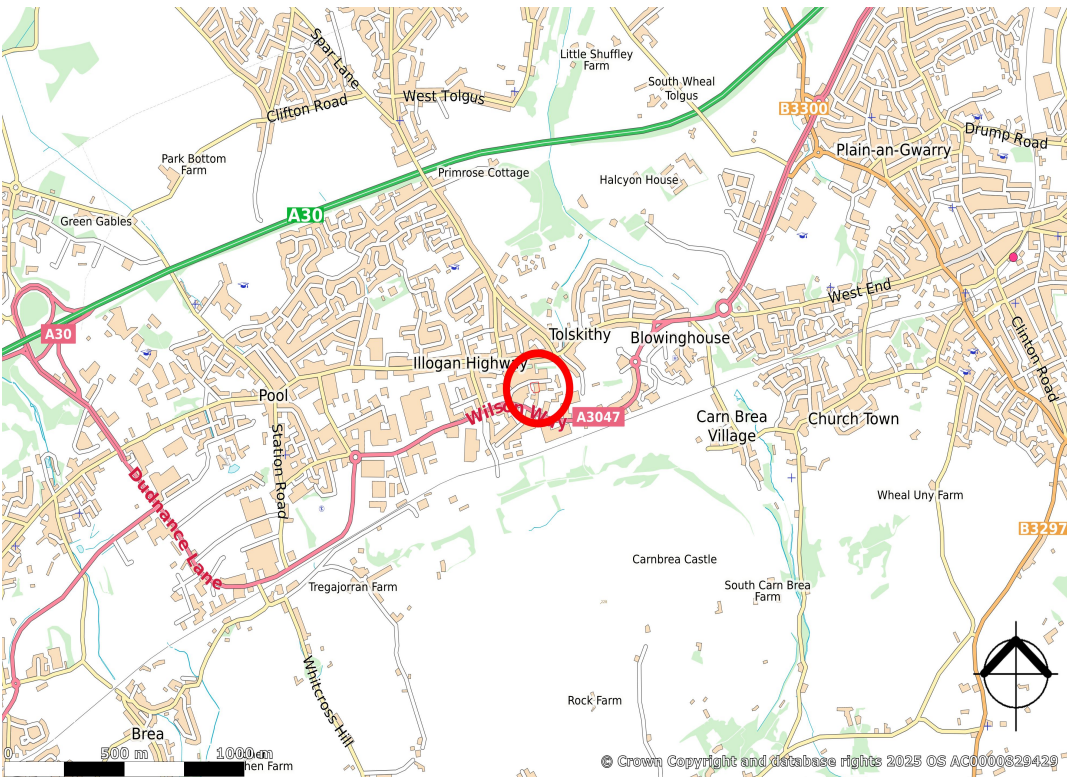
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