



## UNIT 2 HARMONY HOUSE, JON DAVEY DRIVE, TRELEIGH INDUSTRIAL ESTATE, REDRUTH, TR16 4DE

A modern mid-terraced industrial unit with offices at ground and first floor level.

The premises which are well located for the A30 are offered by way of a new full repairing and insuring lease.

- MODERN INDUSTRIAL PREMISES
- 2,155 SQ FT (200.2 SQ M) PLUS MEZZANINE OF 1,270 SQ FT (118 SQ M)
- CLOSE TO THE A30
- ESTABLISHED GATED ESTATE
- NEW LEASE AVAILABLE
- EPC - D (90)

**£22,500 PER ANNUM EXCLUSIVE**

**LOCATION:**

Treleigh Industrial Estate is well located within West Cornwall close to the town of Redruth. It is situated approximately half a mile from the A30 trunk road and 11 miles from Truro, 18 miles from Penzance and convenient for Falmouth and the north Cornish Coast.

The national motorway network at Exeter is a direct 90 miles drive along the A30. Redruth benefits from a mainline railway station and Newquay Airport is an approximate 30 minute drive away.

**DESCRIPTION:**

A modern mid-terraced industrial unit with offices at ground and first floor level. The premises which are well located for the A30 are offered by way of a new full repairing and insuring lease.

**SCHEDULE OF ACCOMMODATION:**

Ground Floor - Total - 200.2 sq m (2155 sq ft) - includes warehousing together with office, kitchen, disabled WC, further WC and store.

First Floor - Office - 32.8 sq m (353 sq ft).

Outside - Parking for 6 cars.

Roller Shutter - Electronically Operated - Width 3.5m Height 5.1m.

The tenant has installed a mezzanine of approximately 1,270 sq ft (118 sq m) which can remain subject to negotiation.

**LEASE TERMS:**

The premises are available by way of a new full repairing and insuring lease at an annual rental of £22,500 plus VAT. The remaining terms are open to negotiation.

**SERVICE CHARGE:**

There will be a service charge to cover the cleaning and maintenance of the landscaping and common parts – details are available via request.

**AGENTS NOTE:**

The particulars contain a combination of current and historical photographs from October 2019. We have been advised that external cleaning of the unit and gutters is being scheduled.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

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

**BUSINESS RATES:** TBC

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 £17,000 as of the April 2023 assessment. Please note this is NOT the amount you pay. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is D(90).

**COVENANT STATUS:**

A deposit or other security may be required subject to covenant status.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

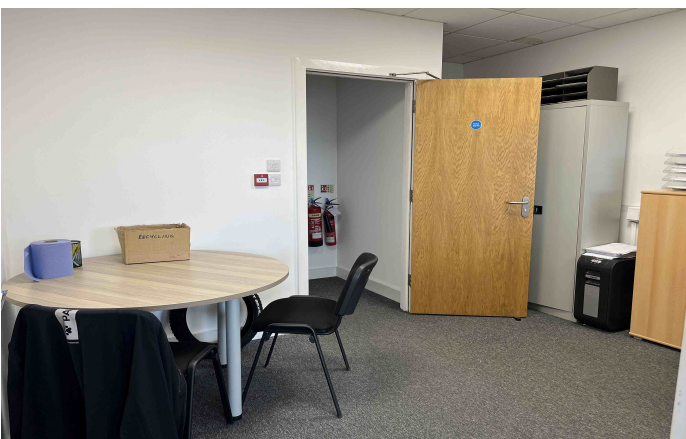
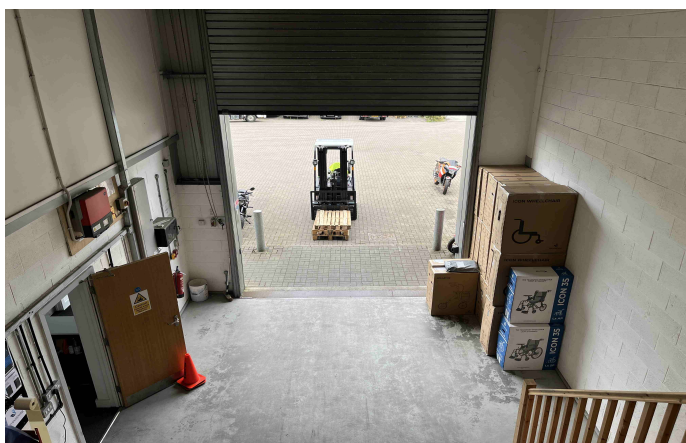
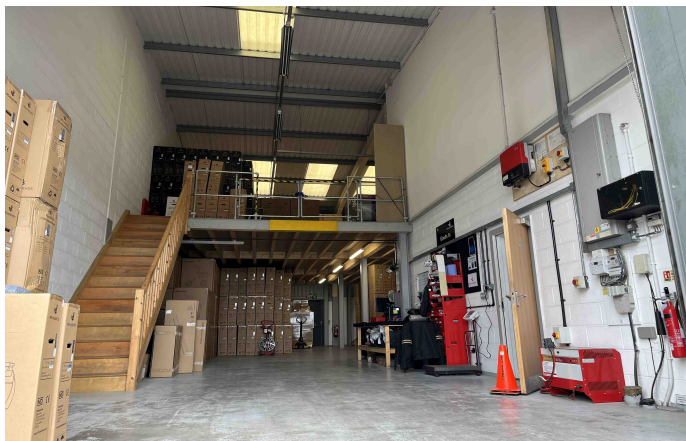
**Thomas Hewitt** on 01872 247025

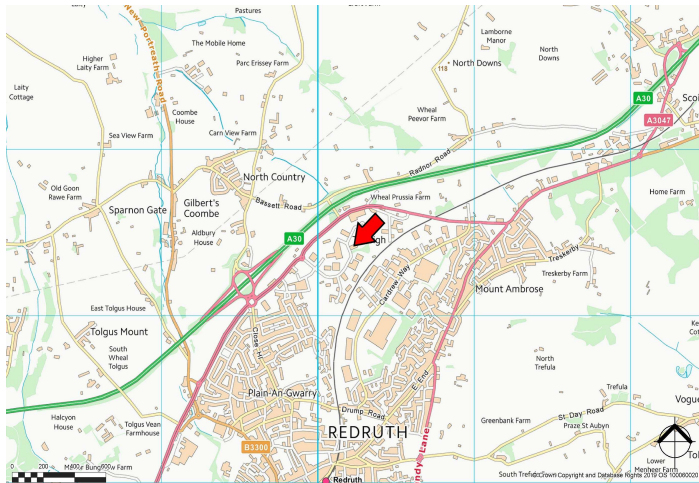
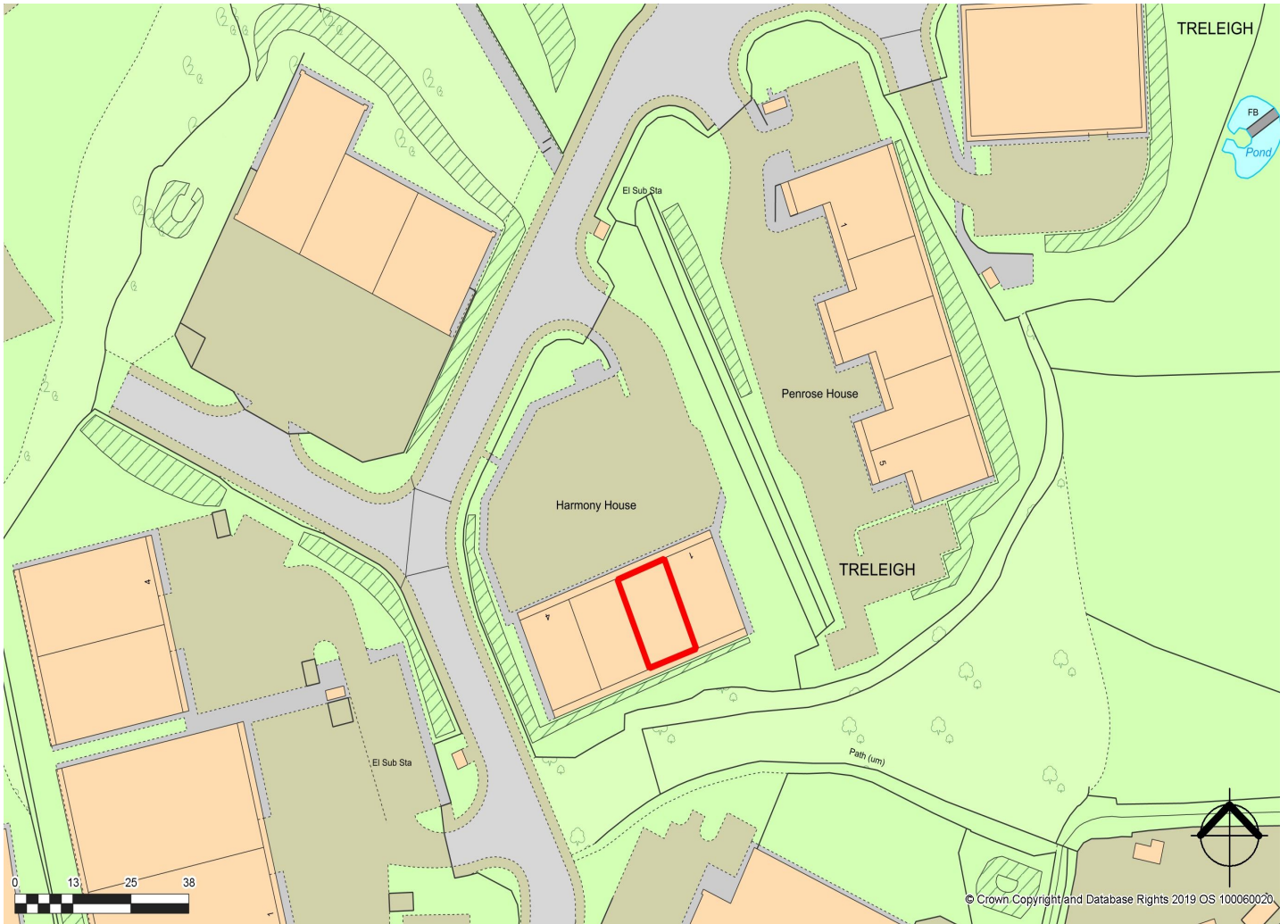
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or

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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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