

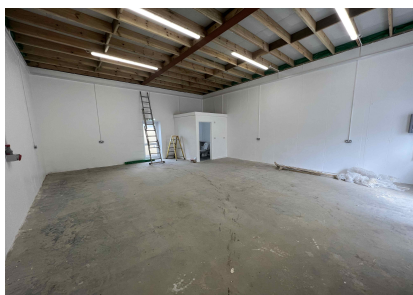


UNIT 7, AGAR WAY, POOL, REDRUTH, CORNWALL, TR15 3SF

A brand new industrial unit, built of concrete slab with a very tall eaves height of 4 metres and an electric roller shutter door, measuring 3 metres by 3 metres. Internally there is a WC and space for a private office, otherwise the interior is laid out for general industrial/warehouse/business use. Externally there are 3 demised car parking spaces.

- **FOR SALE**
- **BRAND NEW INDUSTRIAL UNIT**
- **705 SQ FT (65.5 SQ M)**
- **4M EAVES HEIGHT**
- **3M BY 3M LOADING DOOR**
- **EPC HAS BEEN APPLIED FOR**

OFFERS OVER £160,000 FREEHOLD



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:

Located in the heart of the Pool Industrial area of Redruth, the property is within quick and easy access to the A30 as well as the industrial areas of Camborne and Redruth. The property is accessed along Agar Way, just off Wilson Way. Immediately to the north is Lidl supermarket and adjacent to the property eastwards is a public open space accessed via Agar Road.

DESCRIPTION:

A brand new industrial unit, built of concrete slab with a very tall eaves height of 4 meters and an electric roller shutter door, measuring 3 meters by 3 meters. Internally there is a WC and space for a private office, otherwise the interior is laid out for general industrial / warehouse / business use.

Externally there are 3 demised car parking spaces.

TENURE:

The property is available for sale on a freehold basis. Offers in excess of £160,000 plus VAT

LEGAL COSTS:

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

ENERGY PERFORMANCE CERTIFICATE:

The property is a low energy use building and is exempt from having an EPC.

BUSINESS RATES:

The property has not yet been assessed for business rates.

VAT:

All the above prices are quoted exclusive of VAT. For the avoidance of doubt, VAT is payable on the asking price.

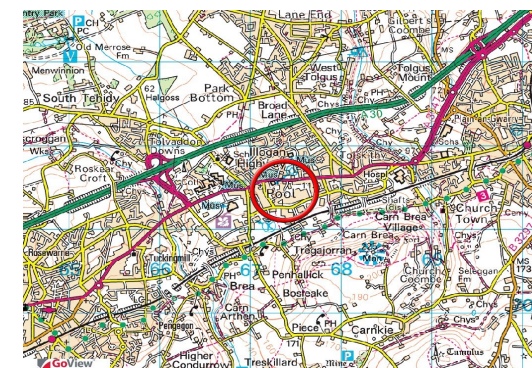
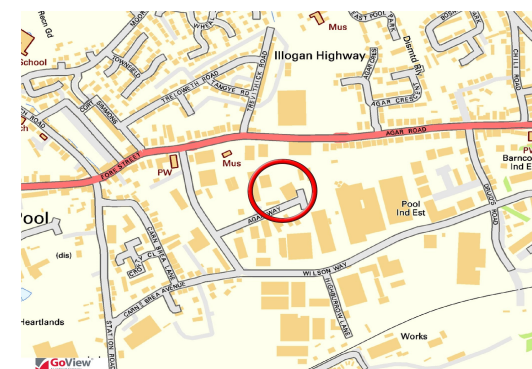
SERVICES:

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



VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Tom Smith on 01872 247013

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Thomas Hewitt on 01872 247025

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