



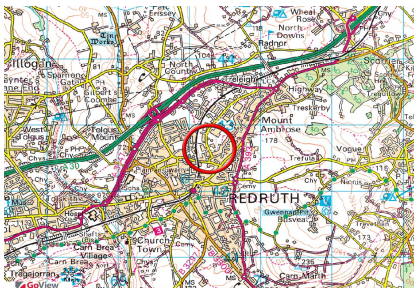
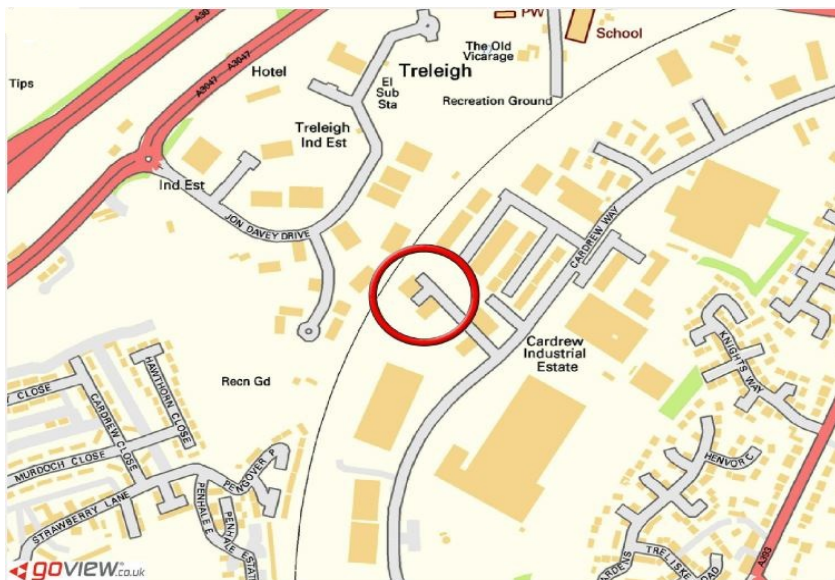
UNIT 5 BELL BUSINESS PARK, CARDREW INDUSTRIAL ESTATE, REDRUTH, TR15 1SS

High quality warehouse / light industrial unit in a sought after location. Newly available direct from the landlord.

The premises comprises a modern, purpose built industrial unit located in the heart of the Cardrew Industrial Estate in Redruth on the Bell Business Park. Cardrew is one of the county's most established business locations and benefits from excellent transport links, with the A30 in close proximity. The premises has a gross internal area of approximately 3,730 sq ft. The unit benefits from 10 car parking spaces and the unit can be made available with immediate effect.

£28,000 per annum excl

- TO LET
- MODERN INDUSTRIAL PREMISES
- NEW LEASE FROM THE LANDLORD
- 3,730 SQ FT (346.5 SQ M)
- PARKING FOR 10 CARS
- EXCELLENT LINKS TO THE A30
- EPC RATING IS CURRENTLY D (79). THIS HAS EXPIRED AND A NEW EPC HAS BEEN APPLIED FOR, ANTICIPATED END OF JANUARY 2023



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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

The Bell Business Park is located in the heart of Redruth's industrial district, in the Cardrew Industrial Estate. The estate is accessed off Cardrew Way, which links to the A3047 providing quick and easy access to the A30 at Scorrier. Truro is a 20 minute drive away and Redruth town centre is under a 5 minute drive away.

PREMISES:

A modern semi-detached industrial unit of steel portal frame construction. The premises have a Gross Internal Area of 3,730 sq ft (346.5 Sq m) which includes an office and WC. The unit is supplied with three phase electricity & has a full height roller shutter. To the front of the premises there is parking for 6 cars plus a further 4 to the rear. The property has a minimum eaves height of 3.29m with a ridge height of 5.72m. The roller shutter door is 3.7m wide and is 3.5m high.

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease for a term of 5 years.

COSTS:

Each party to cover their own costs in association with this transaction.

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

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 £21,000. From April 2023, the rateable value is set to increase to £23,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICE CHARGE:

The Tenant pays a fair proportion of the service charge for the estate.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (79). The EPC has expired and a new EPC has been ordered, anticipated end of January 2023.

VAT:

All the above rentals are quoted exclusive of VAT.

CONTACT INFORMATION:

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

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