



UNIT 17A COMMERCIAL PARK, WILSON WAY, POOL, REDRUTH, TR15 3RT

An industrial unit located within a complex which fronts the busy Wilson Way an approximate 5 minute drive from the A30 Tolvaddon interchange.

The unit is available by way of a new lease for a minimum 3 year lease. The remaining terms are open to negotiation.

Car repairs or motor related uses will not be considered.

There is scope to create a compound which could be available by separate negotiation. The adjoining premises (Unit 15) which has an area of 839 sq.ft (77.9 sq m) is also available.

- **INDUSTRIAL/STORAGE PREMISES**
- **1,176 SQ FT (109 SQ.M)**
- **ESTABLISHED TRADING ESTATE**
- **4 ALLOCATED PARKING SPACES - MORE BY NEGOTIATION**
- **THREE PASE ELECTRICITY**
- **ENERGY PERFORMANCE CERTIFICATE - NOT REQUIRED**

£9,000 Per Annum Exclusive



LOCATION:

Commercial Park is an industrial complex situated fronting the busy Wilson Way which forms part of the proposed Camborne Pool and Redruth Distributor Road. The premises are located to the rear of the complex behind Baker Tom's cafe/shop.

DESCRIPTION:

A light and airy industrial/storage unit with electric up and over door. The premises include three phase electricity.

Located to the rear of the premises there is scope to create a compound which is available by separate negotiation.

The adjoining premises (Unit 15) which has an area of 839 sq.ft (77.9 sq m) is also available.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Unit 17a	1,176	109.25
Total	1,176	109.25

Outside - Up to 4 parking spaces. Use of shared WC.

SERVICE CHARGE:

There will be a service charge to cover buildings insurance, and the maintenance and repair of the exterior and common parts. Details available upon request.

LEASE TERMS:

The premises are offered under a new proportional full repairing and insuring lease for a minimum term of 3 years. The lease will be outside of the security of tenure provisions of the Landlord and Tenant Act 1954. The remaining terms are open to negotiation.

NOTE - Car Repairs or motor related uses will not be considered.

VAT:

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

LEGAL COSTS:

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

BUSINESS RATES:

The premises formerly combined with the adjoining units which were rated as a single unit. The business rates will need to be re-assessed following completion of a letting.

ENERGY PERFORMANCE CERTIFICATE:

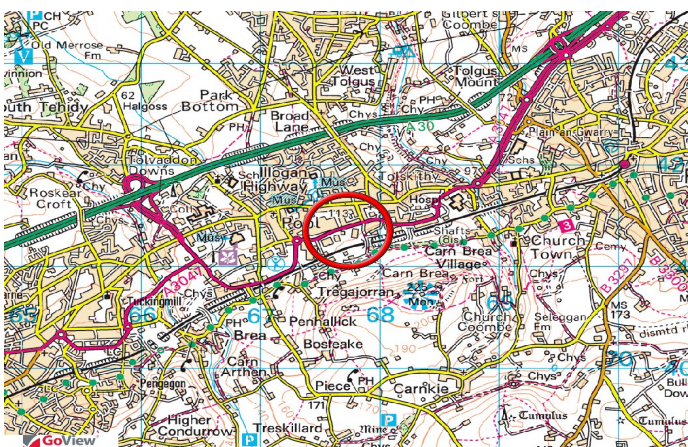
A energy performance certificate is not required as the premises do not include any heating or cooling.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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