



PROSPER HOUSE AND THE WEST CORNWALL INNOVATION CENTRE, CARDREW INDUSTRIAL ESTATE, REDRUTH, TR15 1SS

- FOR SALE
- 9,011 SQFT (837.1 SQM)
- EPC: E (108)

- GAS CENTRAL HEATING
- MODERN WELL APPOINTED OFFICE OFFICES
- GENEROUS PARKING AREAS

£1,050,000 FREEHOLD

LOCATION:

The premises are well located on Cardrew Way, the principal access route through Cardrew Industrial Estate. The premises are situated approximately 1 mile from the A30 Trunk road and are located within a good mixture of businesses including: - Opie Oils, PALL, Keltek Brewery, H&A Waste Services etc. The property owns the grass verge which aids with signage and visibility.

DESCRIPTION:

Modern office premises which can easily sub divide to create two independent units. The property has suspended ceilings, gas central heating, dado trunking and high quality trucking. The main office area also has air conditioning. Showers have recently been installed which assist with cycling/running to work. Externally a large tarmacadam car park and further gravelled area provide car parking facilities. Internal viewing is recommended to appreciate the finish of this premises.

SCHEDULE OF ACCOMMODATION:

The property offers 9,011 Sq Ft (837.1 sq m). Please see the attached measured floor plan for a better understanding of the configuration full size plans are available upon request.

DEVELOPMENT POTENTIAL:

The plot includes extensive external areas including a generous level area to the rear which could potentially provide space for an extension or further development, the plot also includes the estate road, grass verge and potential development plot adjacent to Cardrew Way (subject to the necessary consents).

TENURE:

Freehold – the property is held on two titles with the northern building referred to as 'The West Cornwall Enterprise Centre (Offices)' and the southern building referred to as 'Prosper House'.

VAT:

We have been advised the properties are not elected for VAT.

LEGAL COSTS:

Each party to bear their own costs.

LOCAL AUTHORITY:

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

BUSINESS RATES:

We have only been able to locate the rateable value for 'Prosper House' which is £35,250 as per the 2017 assessment, this comprises approximately 50% of the building.

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is X (NN).

CONTACT INFORMATION:

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

Thomas Hewitt on 01872 247025

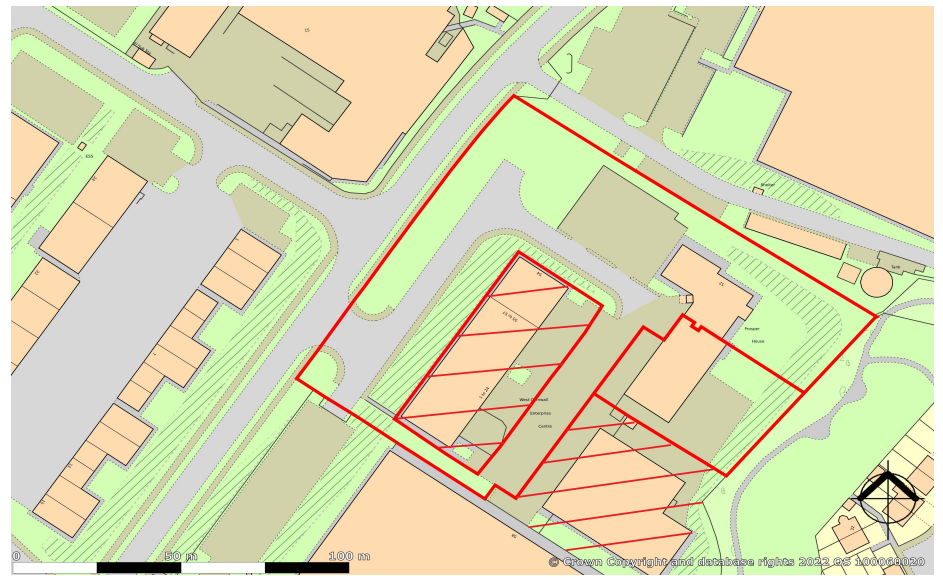
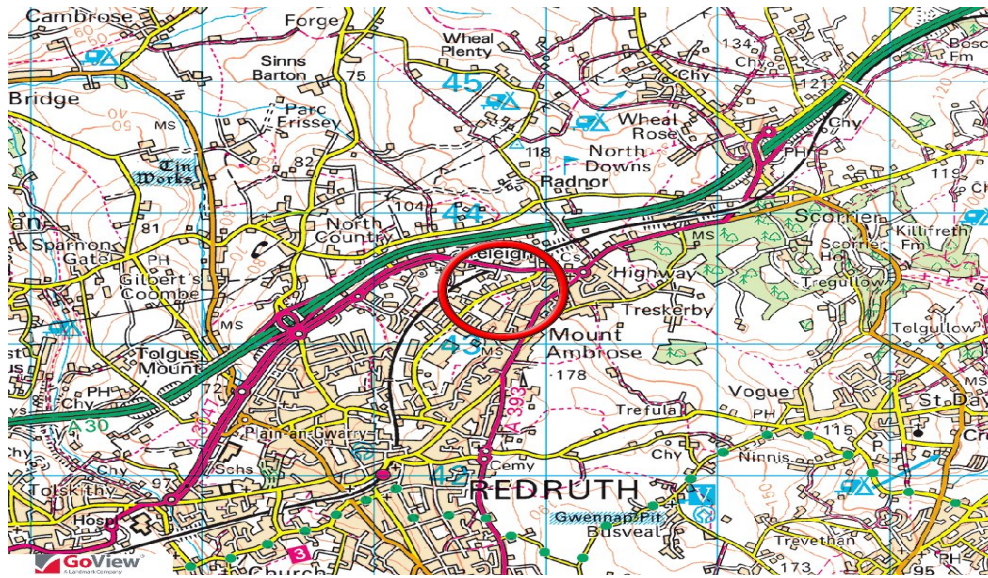
Email th@miller-commercial.co.uk

or

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

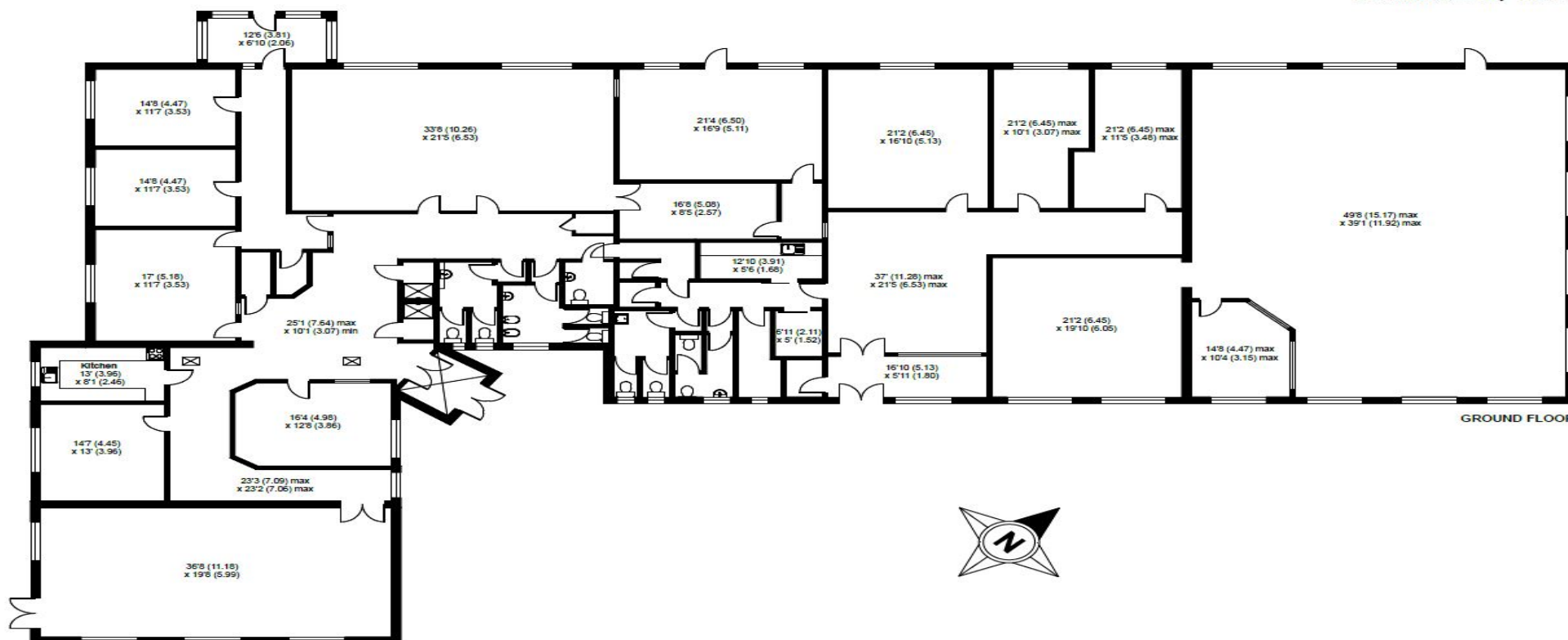




Cardrew Industrial Estate, Cardrew Way, Redruth, TR15 1SS

Approximate Area = 9011 sq ft / 837.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Miller Commercial LLP. REF: 904580

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