



6 Carn Brea Business Park, Pool, Redruth, TR15 3RR

A modern, steel framed industrial unit of 3,965 sq ft including a 1,692 sq ft mezzanine floor in the heart of Redruth, just off Wilson Way. Very well connected to the A30 trunk road as well as the wider industrial area of Redruth, Pool and Camborne.

The property benefits from a 5m roller shutter door, eaves height of 5.5m, a high quality mezzanine floor providing office accommodation, storage and WCs plus kitchenette.

The building would suit a variety of uses from Trade Counter, Warehousing, On Line Retail or Manufacturing.

£28,000 per annum excl

- TO LET
- HIGH QUALITY, MODERN LIGHT INDUSTRIAL UNIT WITH OFFICE SPACE
- GOOD ACCESS TO A30 TRUNK ROAD
- ESTABLISHED BUSINESS PARK LOCATION
- 3,965 SQ FT (369 SQ M) INCLUDING 2,273 SQ FT (211.4 SQ M) WAREHOUSE SPACE & 1,692 SQ FT (157.4 SQ M) MEZZANINE
- EPC RATING "E" (103)



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

Located just off Wilson way in the heart of the Redruth, Pool & Camborne industrial district providing quick and easy access east and west along the A30

PREMISES:

A modern, steel framed industrial unit on one of the most sought after locations in mid Cornwall. The property benefits from a 5 m roller shutter door, eaves height of 5.5m, a high quality mezzanine floor providing further storage and WCs plus kitchenette.

SCHEDULE OF ACCOMMODATION:

Warehouse - 2,273 sq ft (211.4 sq m)
Mezzanine - 1,692 sq ft (157.36 sq m)
TOTAL - 3,965 sq ft (368.75 sq m)

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease for a term by arrangement.

VAT:

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

COSTS:

Each party to be responsible for their own

LOCAL AUTHORITY:

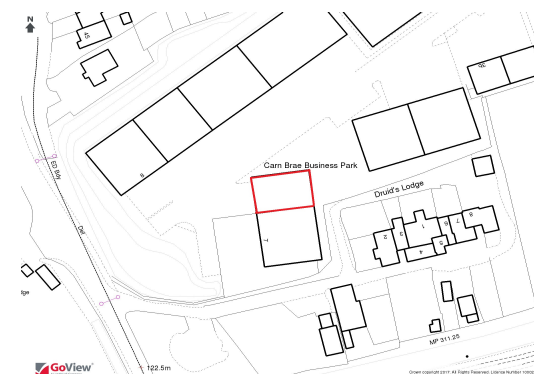
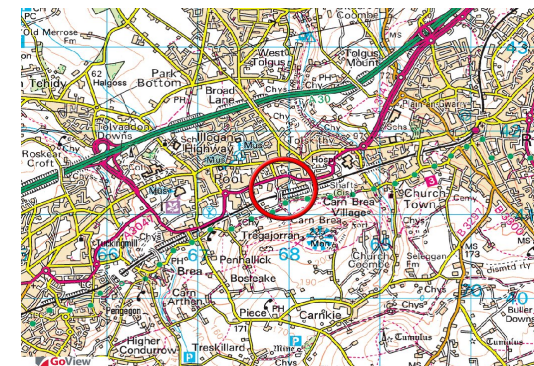
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

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 £18,000. 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 E (103).



SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989
South West Water: 0800 169 1144

CONTACT INFORMATION:

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

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk