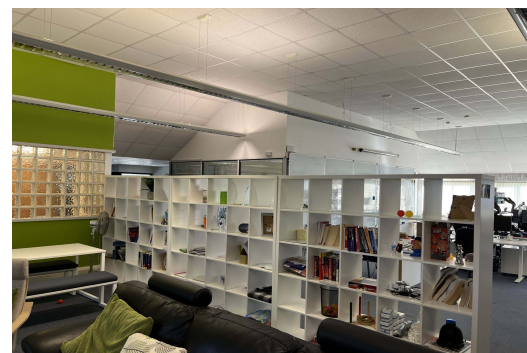
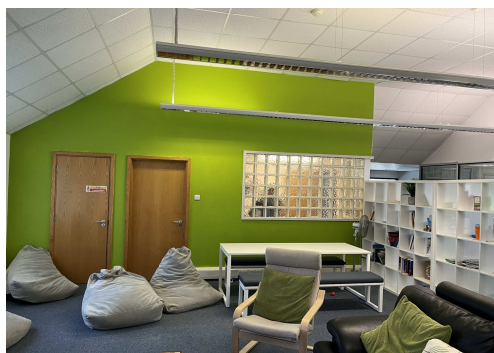


# Miller Commercial

Chartered Surveyors and Business Property Specialists



## UNIT 1 NORTH CROFTY, TOLVADDON BUSINESS PARK, POOL, TR14 0HX

- TO LET
- 2,555 SQ FT (237 SQ M)
- HIGH QUALITY OFFICES
- ENERGY EFFICIENT BUILDING
- 8 DEMISED CAR PARKING SPACES
- EPC RATING C (53)

**£25,500 Per Annum Excl Leasehold**



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

**Description:**

Tolvaddon Business Park Phase 1 was built at the turn of the Century and is a modern purpose built office development. All of Phase 1 has the benefit of ground source heat pumps and are single storey modern properties with allocated parking.

Each of the 19 individual units, ranging from 750sq ft to 5,000sq ft, have been specifically designed to minimise energy use and deliver high quality working environments for tenants and their staff.

Tolvaddon is situated in close proximity to the A30 on the A3047 Camborne / Tolvaddon junction.

**Unit 1 North Crofty**

Open plan offices with kitchenette and WC.

**LEASE TERMS:**

The premises are available to let on a new full repairing and insuring lease. There is an estate service charge which comes to £8,357 for year end 31 March 2024.

**LEGAL FEES:**

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

**VAT:**

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

**LOCAL AUTHORITY:**

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**BUSINESS RATES:**

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £22,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

**SERVICES:**

Prospective owners should make their own enquiries of the appropriate statutory undertakers:  
Western Power: 0845 601 2989  
South West Water: 0800 169 1144

**VIEWING:**

Strictly by prior appointment through Miller Commercial.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C (53).

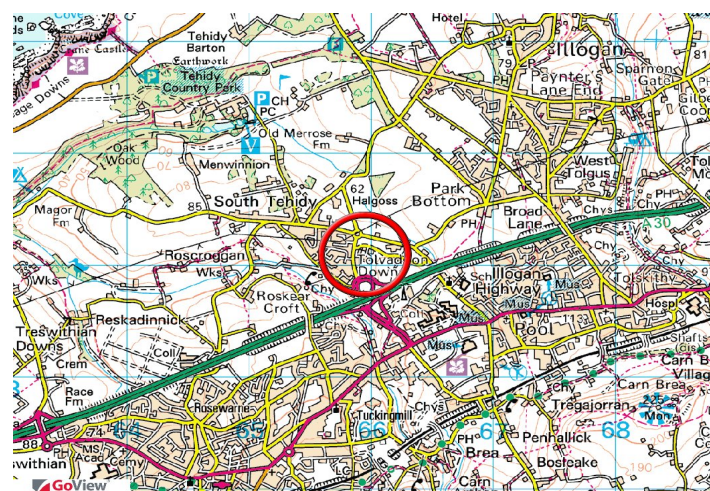
**CONTACT INFORMATION:**

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

**Jonny Bright** on 01872 247022  
Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

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Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)





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