

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## UNIT 2 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 (55)

**£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 2 NORTH CROFTY:**

Open plan office with kitchenette and WCs. Please note new internal photography is being taken.

**SCHEDULE OF ACCOMMODATION:**

2,555 sq ft (237 sq m) open plan office space.

**Note: Internal imagery was taken prior to the previous tenant leaving occupation.**

**LEASE TERMS:**

The premises are available to let on a new full repairing and insuring lease. There is also an estate service charge of £8,537 for year end 31 March 2024.

**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:**

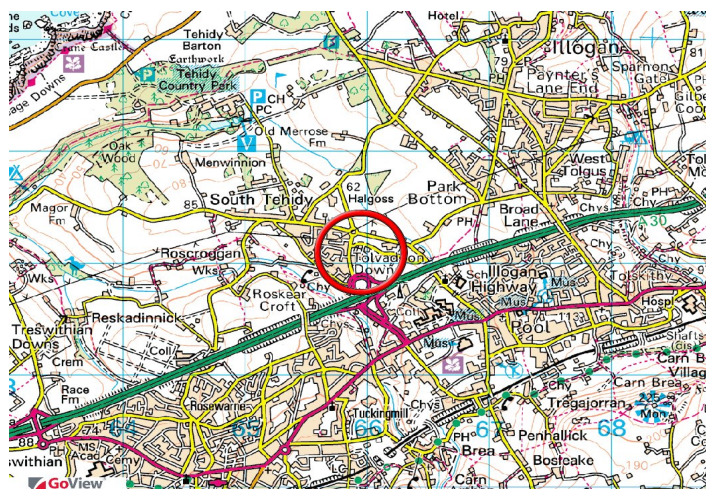
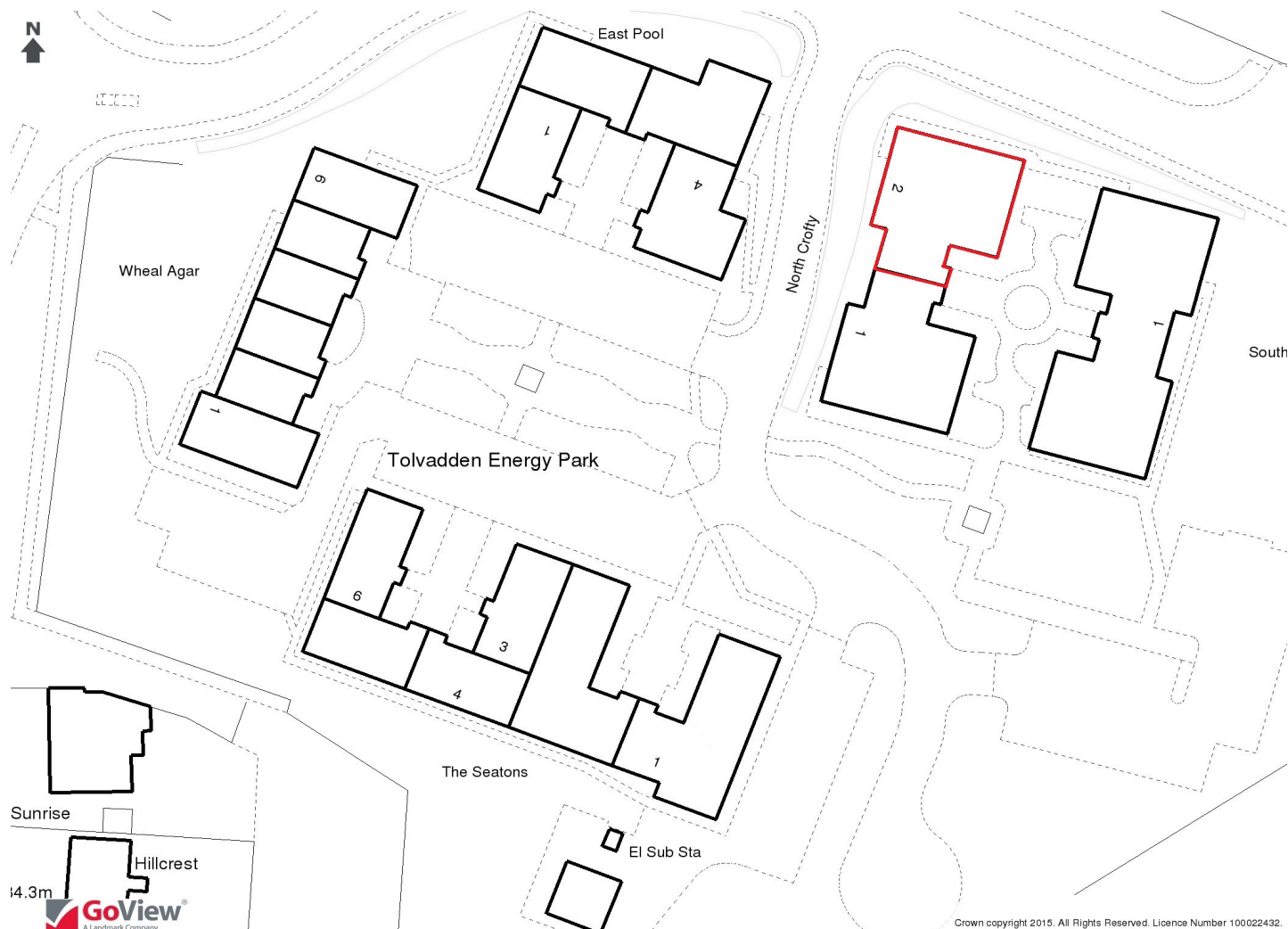
The Energy Performance Rating for this property is C (55).

**CONTACT INFORMATION:**

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

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

**Tom Smith** on 01872 247013  
Email [ts@millers-commercial.co.uk](mailto:ts@millers-commercial.co.uk)



**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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