

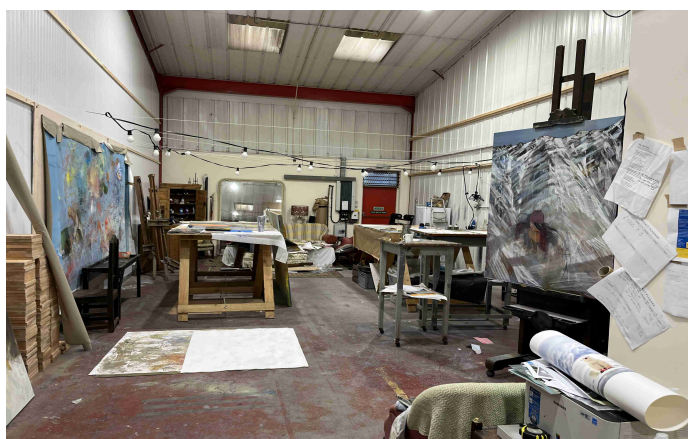
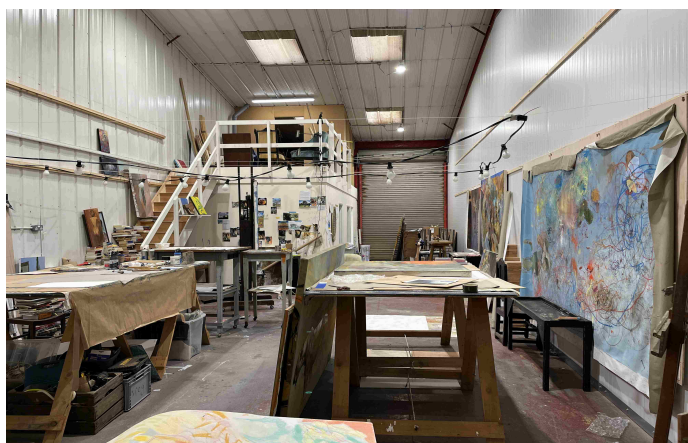
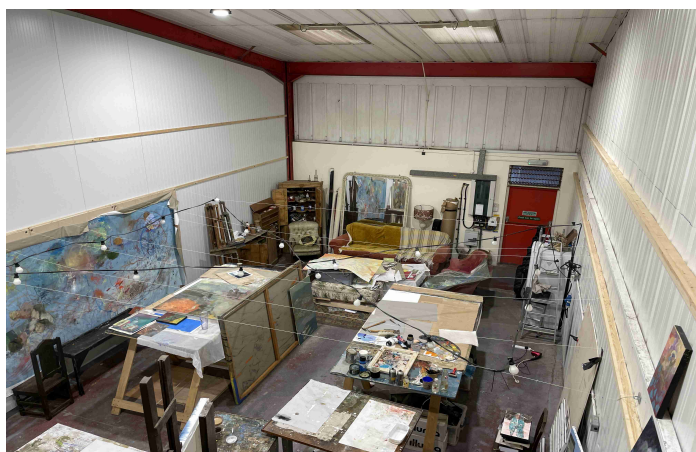


## UNIT A8, CARDREW BUSINESS PARK, REDRUTH, TR15 1SQ

A purpose built industrial unit of steel portal framed construction with profile steel sheet cladding. The premises are very light including glazing in the front elevation together with light panels within the roof cladding. An internal office and W.C. is present.

- **INDUSTRIAL PREMISES**
- **1,142 SQ FT (106 SQ M)**
- **WITHIN EASY REACH OF THE A30**
- **POPULAR TRADING LOCATION**
- **LEASE ASSIGNMENT AVAILABLE**
- **EPC RATING D (86)**

**£10,000 PER ANNUM EXCLUSIVE**



#### LOCATION:

The premises are well located on Cardrew Business Park which adjoins Stanley Way the principal access route through Cardrew Industrial Estate. They are situated approximately 1 mile from the A30 Trunk road and are located within a good mix of businesses including:- Camel Glass and Joinery, Mobile Windscreens, Boosters Ltd, and The Smart Repair Co.

#### DESCRIPTION:

A purpose built industrial unit of steel portal framed construction with profile steel sheet cladding. The premises are very light including glazing in the front elevation together with light panels within the roof cladding. An internal office and W.C. is present.

#### SCHEDULE OF ACCOMMODATION:

All areas and dimensions are approximate.  
 Gross Internal Area 1,142 Sq Ft (106 Sq M)  
 Inner Eaves Height - 4.77m  
 Maximum Internal Height 5.37m  
 Parking - Parking Outside for 2 vehicles.  
 Door Width - 2.60m Door Height 3.71m

#### TENURE:

The premises are offered by way of an assignment of the internal repairing and insuring lease, the salient terms are of which are as follows:

Term: 5 Years

Commenced: 01/03/2023

Rent review: 01/04/2026

Break option: 01/04/2025

Security of Tenure: The Security of Tenure Provisions of the Landlord & Tenant Act 1954 part II sections 24-28 **will not apply**.  
 Rent: £10,000 per annum exclusive

There is a maintenance rent equivalent to 12.5% of the annual rental which covers the landlords costs of maintaining the exterior of the building and common parts of the estate.

A copy of the lease is available via request.

#### LEGAL COSTS:

The ingoing Tenant to beat the Landlord's reasonably incurred costs in connection with the transaction.

#### VAT:

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

#### EPC:

The EPC is within band D86.

#### 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 £8,500. 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 D (86).

#### VIEWING AND CONTACT INFORMATION:

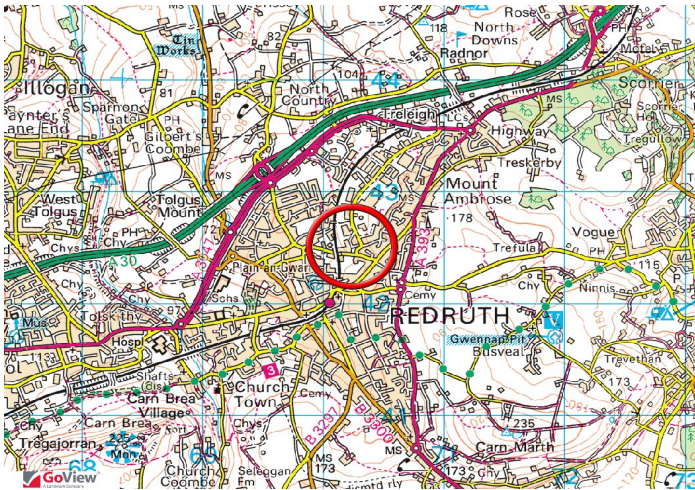
Strictly through Miller Commercial. Please contact either:-

**Thomas Hewitt** on 01872 247025

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

**Mike Nightingale** on 01872 247008

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



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