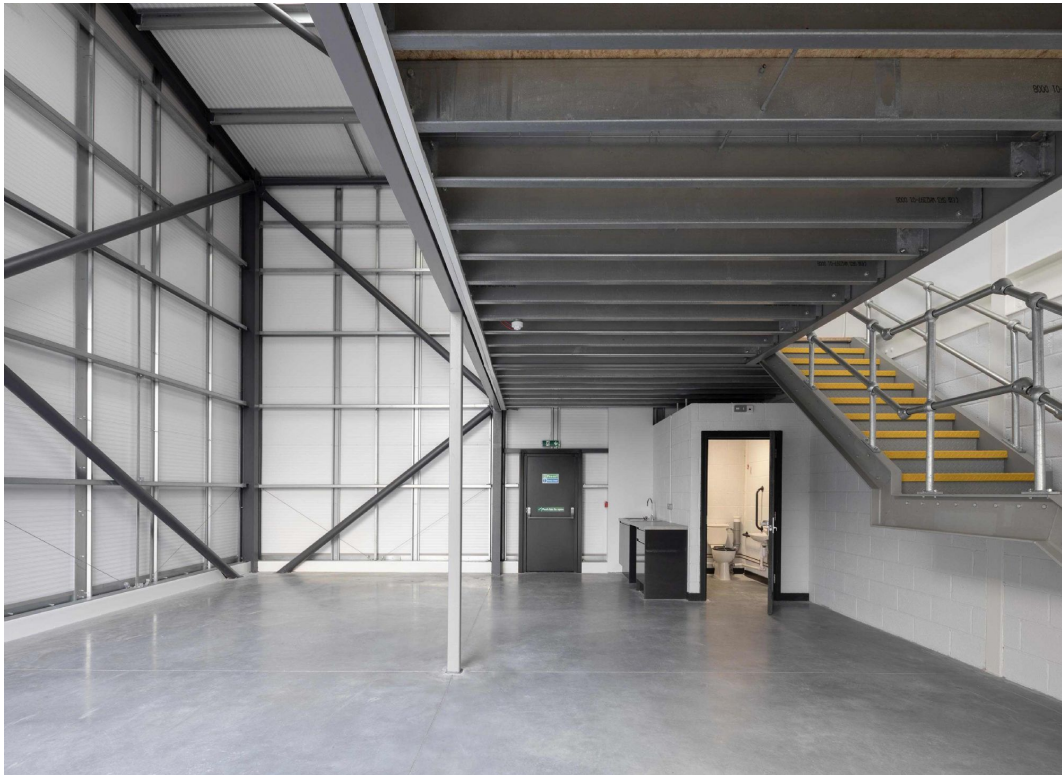
Miller Commercial

Chartered Surveyors and Business Property Specialists





UNIT 10, THE PARK, CORNWALL BUSINESS PARK, REDRUTH, TR16 5FG

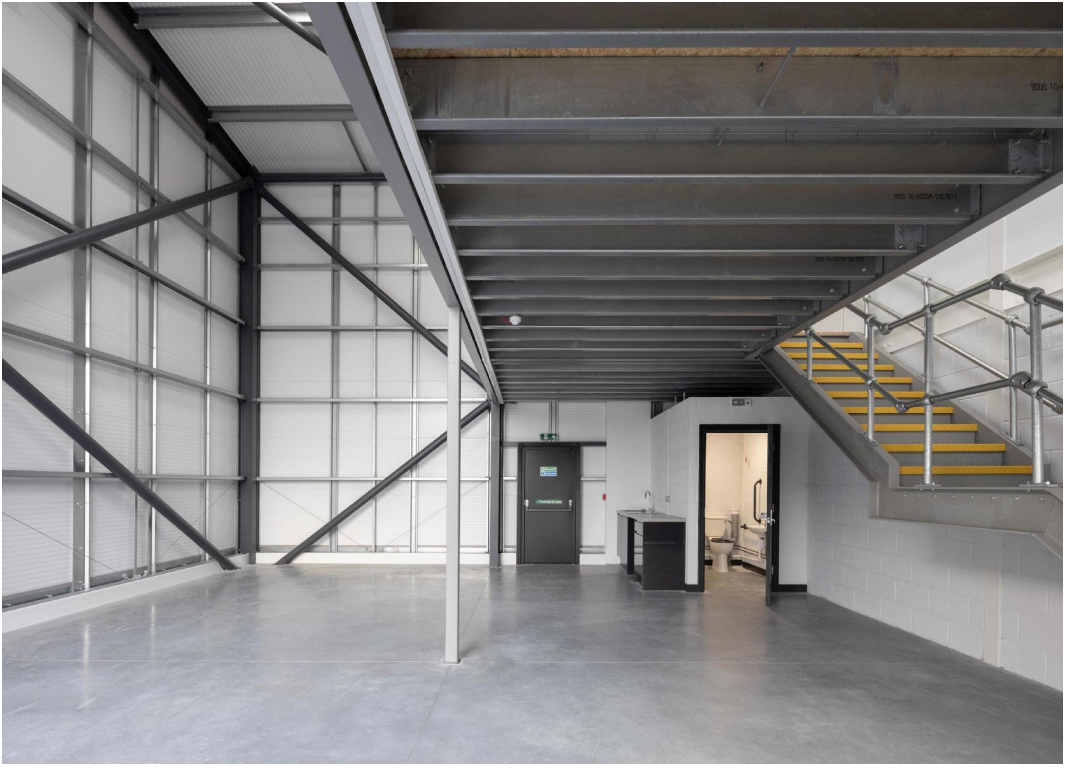
The property comprises a very recently built warehouse / light industrial unit in an end of terrace position, designed & built to a very high specification. Benefitting from 6m eaves height, 3 phase power supply & an inbuilt mezzanine floor as well as WCs & kitchenette, the unit provides a light and spacious versatile unit, that could be used for a variety of purposes.

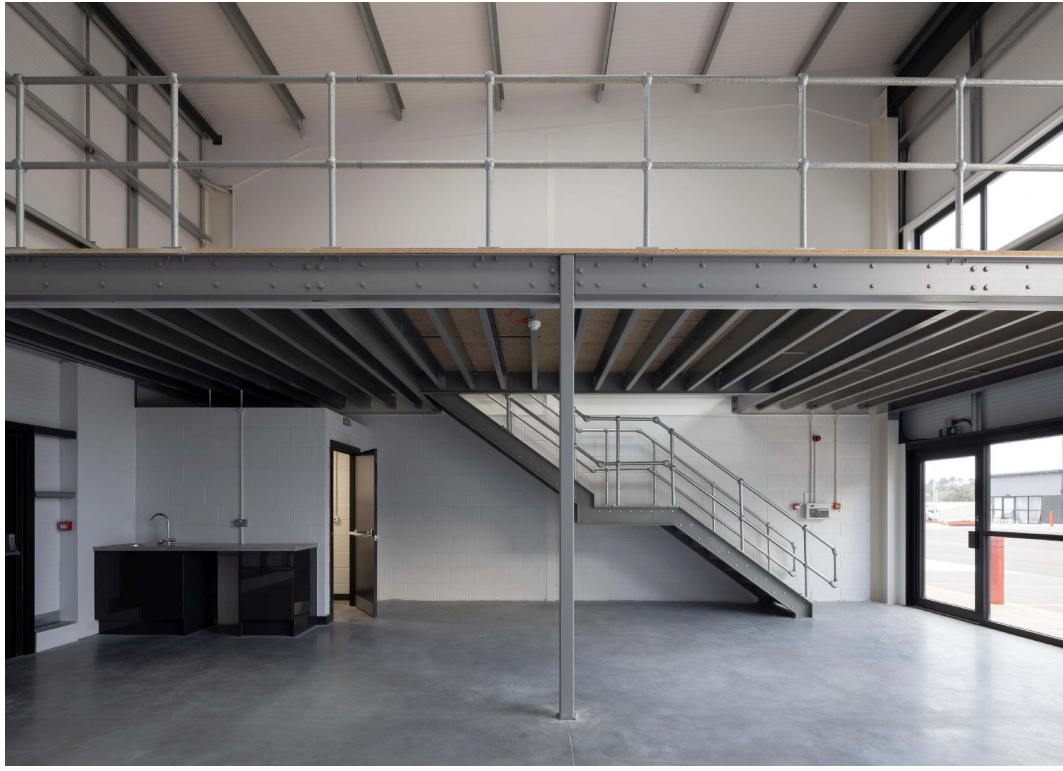
The unit also benefits from a 5.5m high electric roller shutter door & a mezzanine. There are 2 car parking spaces available with the unit.

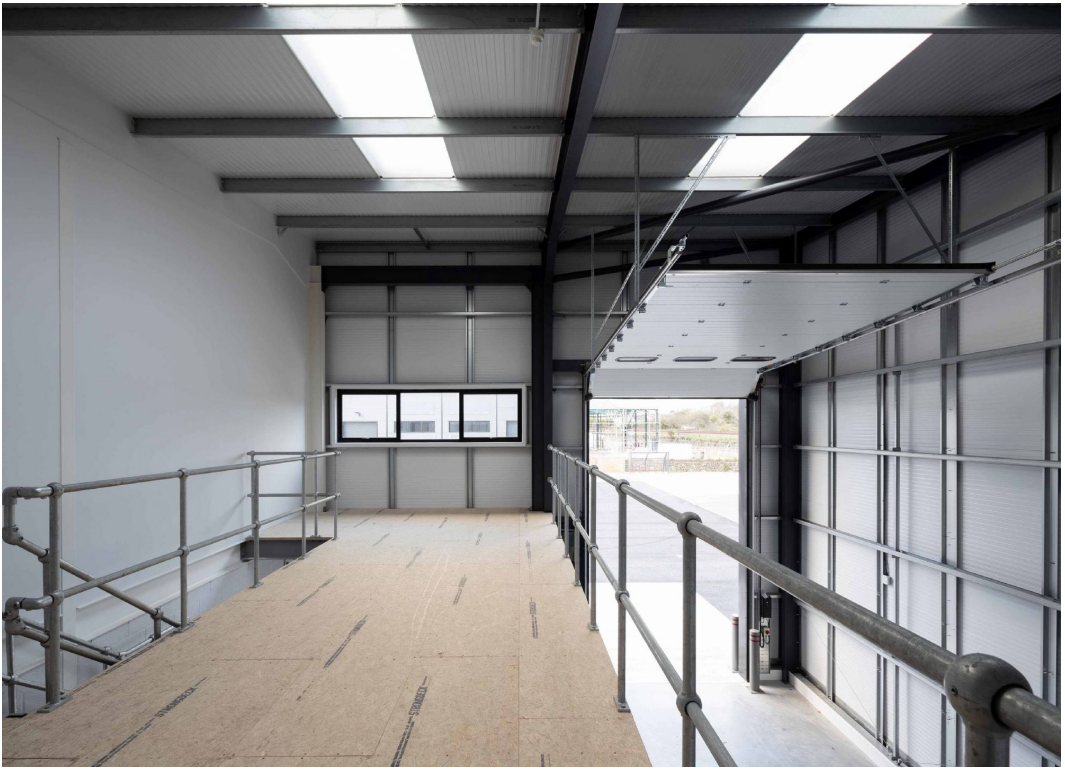
Rent: £20,614 pa*

*rent to increase to £22,526 from 05/08/27

- **TO LET**
- **ASSIGNMENT OF LEASE OR NEW LEASE FROM LANDLORD**
- **REMAINDER OF LEASE THROUGH TO AUGUST 2030 OR NEW 6 YEAR LEASE FROM LANDLORD**
- **2 X CAR PARKING SPACES INCLUDED**
- **1,547 SQ FT (146 SQ M) INCLUDING APPROX 500 SQ FT (47 SQ M) MEZZANINE**
- **VERY ENERGY EFFICIENT & SUSTAINABLE UNIT**
- **EPC RATING: A (15)**









LOCATION:
Located in arguably the most prominent business park in Cornwall, Unit 10 The Park, is located just off the A30 junction at Scorrier, Redruth, in Cornwall Business Park West, providing quick and easy access onto the A30 dual carriageway heading both east and west.

DESCRIPTION:
The property comprises an almost brand new warehouse / industrial unit in an end of terrace position, designed & built to a very high specification. Benefitting from 6m eaves height, 3 phase power supply & an inbuilt mezzanine floor as well as WCs & kitchenette, the unit provides a light and spacious versatile unit, that could be used for a variety of purposes.

The unit also benefits from a 5.5m high electric roller shutter door & a mezzanine. There are 2 car parking spaces available with the unit.

SCHEDULE OF ACCOMMODATION:
Ground floor: 1,025 sq ft (95.36 sq ft)
Mezzanine floor: 502 sq ft (46.64 sq m)
TOTAL: 1,527 sq ft (142 sq m)

SERVICE CHARGE:
There is an annual service charge for the upkeep and maintenance of the common parts of the estate that currently equates to £2,832 per annum. Insurance for the property currently runs at £267.29 pa.

LEASE TERMS:
The property is available by way of an assignment of the existing lease through to August 2030 or on new terms to be agreed direct from the Landlord.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

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 £19,250.

To find out how much business rates will be payable there is a business rates estimator service via the website.

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

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is A (15).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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

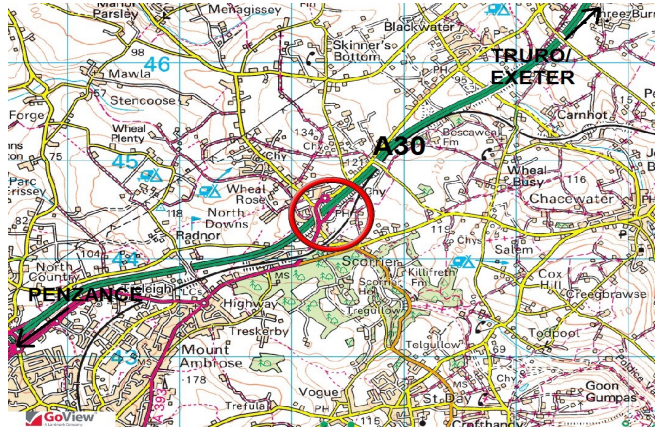
Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Motor Trade uses will not be permitted

*please note internal images show unit prior to occupation by the current Tenant







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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