Miller Commercial

Chartered Surveyors and Business Property Specialists

UNIT 1 EAST POOL, TOLVADDON BUSINESS PARK, POOL, REDRUTH, TR14 0HX

Tolvaddon Business Park comprises 17 office suites split across 5 separate blocks. Each block has pitched roofs and is of blockwork construction. The estate was constructed in 2000 and provides modern, energy efficient, open plan office accommodation with suites ranging from 625 - 4,587 sq ft.

This unit provides modern, open plan accommodation with private offices / meeting room; a kitchenette, male, female and disabled access WCs, central heating via a ground source heat pump and allocated car parking outside the unit.

Unit 1 East Pool is available from May 2026 and totals 1,028 Sq Ft / 95.5 Sq M.

£13,500 Per Annum Exclusive

- **TO LET**
- **1,028 SQ FT (95.50 SQ M)**
- **HIGH QUALITY OFFICES**
- **ENERGY EFFICIENT BUILDINGS WITH GROUND SOURCE HEAT PUMPS**
- **CAR PARKING AVAILABLE**
- **CLOSE TO A30**
- **ENERGY PERFORMANCE CERTIFICATE - B (50)**

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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:
Tolvaddon is located on the outskirts of Camborne and Pool, in the traditional industrial and business centre of Cornwall. The Property benefits from excellent accessibility immediately adjacent to the A30, the main trunk road through Cornwall linking Penzance in the west to Exeter in the east.

DESCRIPTION:
Tolvaddon Business Park comprises 17 office suites split across 5 separate blocks. The estate was constructed in 2000 and provides modern, energy efficient, open plan office accommodation with suites ranging from 625 - 4,587 sq ft.

This unit provides modern, open plan accommodation with private offices / meeting room; a kitchenette, male, female and disabled access WCs, central heating via a ground source heat pump and allocated car parking outside the unit.

SCHEDULE OF ACCOMMODATION:
1,028 Sq Ft / 95.5 Sq M.

SERVICE CHARGE:
There is an estate service charge administered by the Landlord's managing agent to cover landscaping, security, common areas repairs and maintenance. For the current financial year the contribution stands at £2,330. Please note, the level of service charge can change year on year.

LEASE TERMS:
The property is available on new lease terms, to be agreed, direct from the Landlord.

VAT:
All the above figures are quoted exclusive of VAT.

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 £12,250. 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 B (50).

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

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

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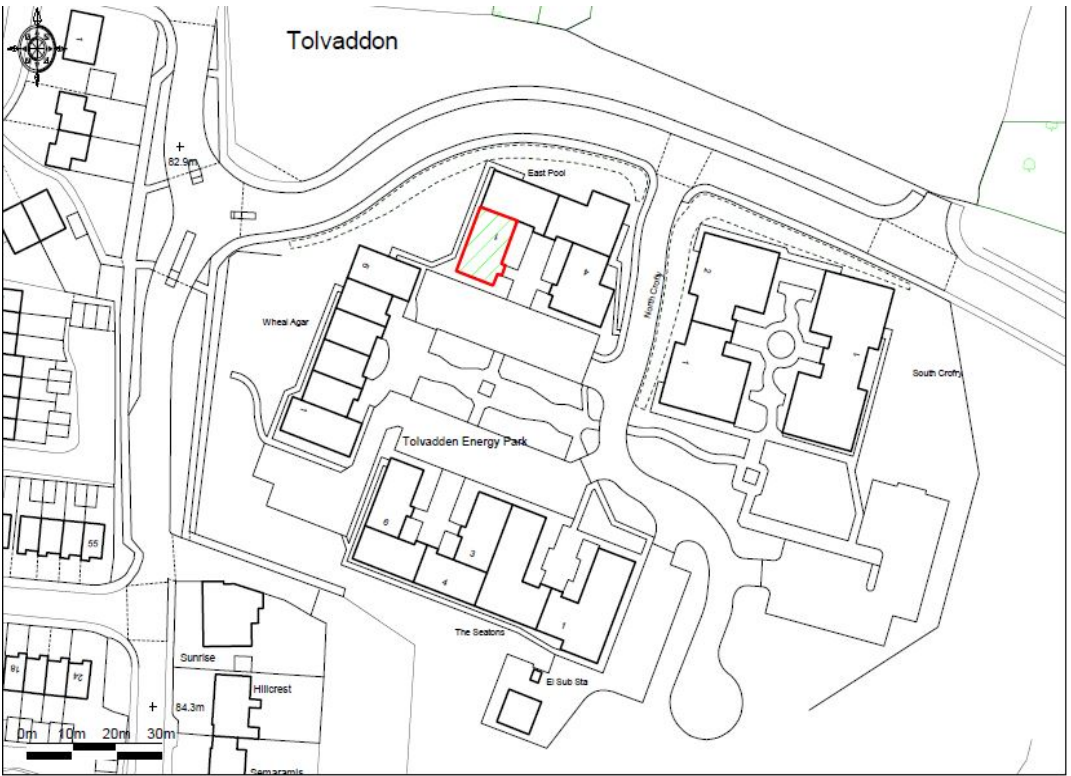
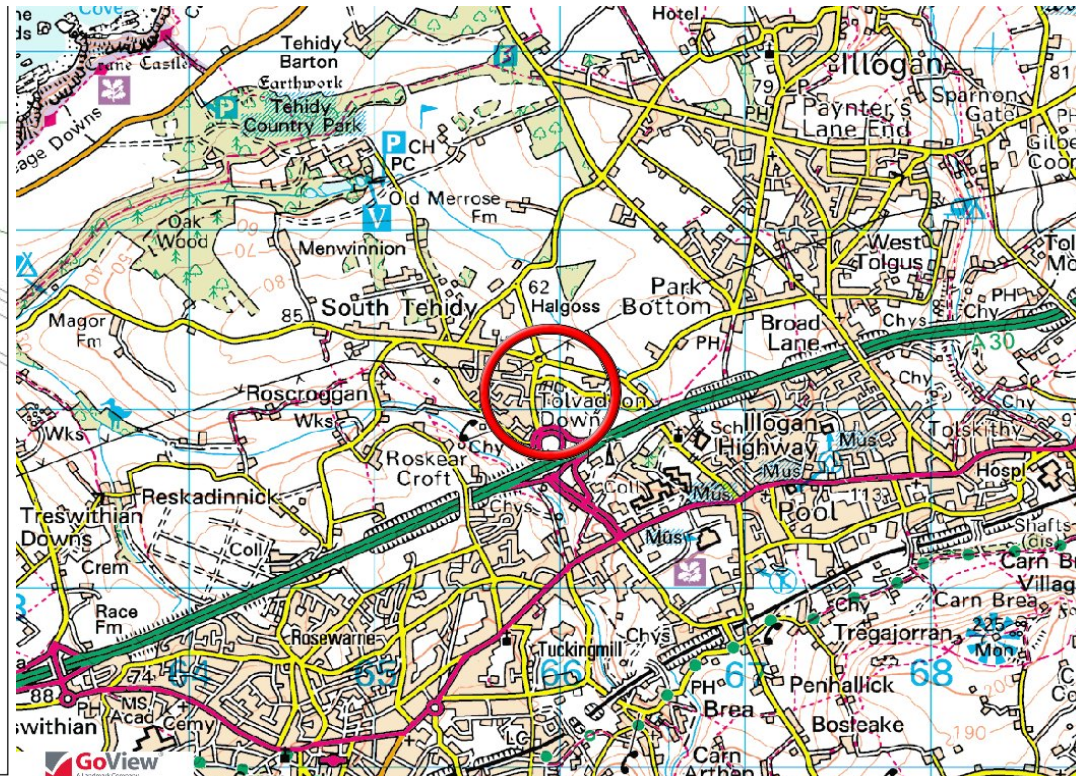
Email ts@miller-commercial.co.uk

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

Holsworthy
Okehan
Cornwall
Boscastle
Tintagel
Launceston
Camelford
Tamar
Bodmin
Moor
Padstow
Wadebridge
CORNWALL
Callington
Tavist
Newquay
Bodmin
Liskeard
Saltash
Lostwithiel
Looe
Fowey
Torpoint
Whitsand Bay
Plym
St Austell
Truro
Probus
CITY OF PLYMOUTH
Redruth
St Ives
Camborne
Cornwall
Hayle
Penryn
St Mawes
St Just
Helston
Falmouth
Penzance
Mount's Bay
Falmouth Bay
Land's End
Cornwall
Lizard Point
Lizard
Promap

Halgoss
Park Farm
Garden Centre
Trevenson Moor
Tolvaddon Energy Park
Tolvaddon Downs
Tolvaddon
Depot
Red River
Recn Gd
Great Wheal
GoView


Tolvaddon
East Pool
Wheal Agar
Tolvadden Energy Park
South Crofty
The Seatons
El Sub Sta
Sunrise
Hillcrest
0m 10m 20m 30m


Tehidy Barton
Earthwork
Tehidy Country Park
Illogan
Paynter's Lane End
Old Merrose Fm
Oak Wood
Menwinnion
West Tolgus
South Tehidy
Halgoss
Park Bottom
Broad Lane
Magor Fm
Roscroggan
Tolvaddon Down
Illogan Highway
Roskear Croft
Reskadinnick
Treswithian Downs
Pool
Crem
Race Fm
Rosewarne
Tuckingmill
Tregajorran
Penhallick
Bosleake
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