



OFFICE 18, COMMERCIAL PARK, WILSON WAY, REDRUTH, TR15 3RT

Commercial Park is an office/industrial complex situated fronting the busy Wilson Way which forms part of the Camborne, Pool and Redruth Distributor Road. The office is available by way of a new proportional full repairing and insuring lease. The remaining terms are open to negotiation. There will be a minimum of two parking spaces allocated to the office.

- **GROUND FLOOR LOCK-UP OFFICE**
- **332 SQ.M (31 SQ.M)**
- **NEW LEASE AVAILABLE**
- **PROMINENT ROADSIDE LOCATION**
- **ON SITE PARKING**
- **ENERGY PERFORMANCE CERTIFICATE - E (120)**

LEASEHOLD

£4,950 PER ANNUM EXCLUSIVE



LOCATION:

Commercial Park fronts the busy Wilson Way which forms part of the Camborne, Pool and Redruth Distributor Road and is situated an approximate 5 min. drive from the A30 Tolvaddon Interchange.

DESCRIPTION:

Commercial Park is an office/industrial complex situated fronting the busy Wilson Way which forms part of the Camborne, Pool and Redruth Distributor Road. The office is available by way of a new proportional full repairing and insuring lease. The remaining terms are open to negotiation. There will be a minimum of two parking spaces allocated to the office.

SCHEDULE OF ACCOMMODATION:

Office Area 17.4 sq.m (187 sq.ft)

Store 13.5 sq.m (145 sq.ft)

2 X WC's

Outside - Parking for 2 cars.

LEASE TERMS:

The premises are offered by way of a new proportional full repairing and insuring lease for a minimum 3 year term.

SERVICE CHARGE:

There is a Service Charge to cover the maintenance of the exterior and common parts of the property. Service Charge Estimate for the year 2026-27 (from 01/03) is £768.32.

VAT:

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

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 £2500 (effective April 2026). 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 Certificate has an E(120) rating and expires in 2036..

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

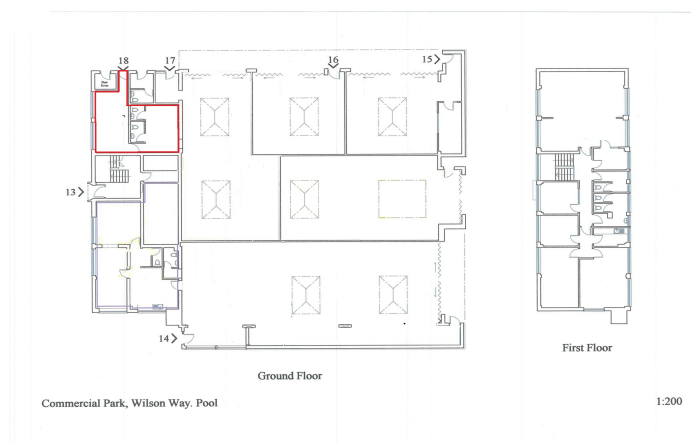
Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

or

Jonny Bright on 01872 247022

Email jb@miller-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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