Miller Commercial

Chartered Surveyors and Business Property Specialists



FIRST FLOOR OFFICES, UNIT 13 COMMERCIAL PARK, WILSON WAY, REDRUTH, TR15 3RT

The property comprises a two storey concrete framed office block which has a prominent position on Wilson Way next door to Baker Tom's cafe. The subject offices being first floor have great opportunity for prominent signage making it an attractive proposition for occupation. Furthermore, it has a generous car parking ratio comparative with its modern counterparts. Presently it is laid out with individual offices, tea point and ladies and gents toilets.

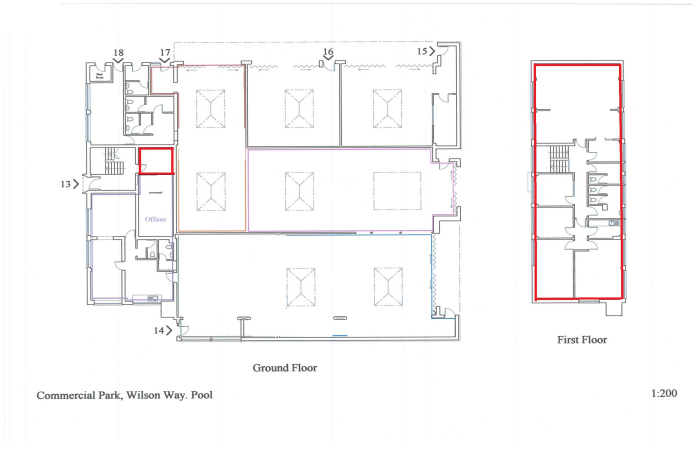
There are two industrial/warehouse units located behind which could be included within a letting.

- FIRST FLOOR OFFICE
- 1,447 SQ FT (134.4 SQ M)
- ESTABLISHED BUSINESS LOCATION
- WAREHOUSING AVAILABLE ON THE SAME SITE
- GENEROUS ALLOCATED PARKING
- ENERGY PEFORMANCE CERTIFICATE - D(86)

£12,000 PER ANNUM EXCLUSIVE







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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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:
Commercial Park is a business complex situated fronting the busy Wilson Way which forms part of the Camborne Pool and Redruth Distributor Road.

DESCRIPTION:
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SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor Store	94	8.8
First Floor Offices (Total 6)	1,295	120.3
First Floor Kitchen	57	5.3
Total	**1,447**	**134.4**

The premises include two wc facilities and up to 8 parking spaces.

SERVICE CHARGE:
There is a service charge to cover the maintenance and repair of the exterior and common parts of the estate. Further details are available upon request.

LEASE TERMS:
The premises are available by way of a new proportional full repairing and insuring lease for a minimum term of three years. The lease will be outside of the security of tenure provisions of the Landlord and Tenant Act 1954. The remaining terms are open to negotiation.

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 £14,500. The assessment does however include two offices on the ground floor and will need to be re-assessed following completion.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C(86) and expires in August 2028.

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

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