Miller Commercial

Chartered Surveyors and Business Property Specialists





UNIT 5 BELL BUSINESS PARK, CARDREW INDUSTRIAL ESTATE, REDRUTH, TR15 1SS

High quality warehouse / light industrial unit in a sought-after location,.

The premises comprises a modern, purpose built industrial unit located in the heart of the Cardrew Industrial Estate in Redruth on the Bell Business Park. Cardrew is one of the county's most established business locations and benefits from excellent transport links, with the A30 in close proximity. The premises has a gross internal area of approximately 3,730 sq ft.

The unit benefits from 10 car parking spaces.

£28,000 PER ANNUM EXCLUSIVE

- **TO LET**
- **MODERN INDUSTRIAL PREMISES**
- **NEW LEASE FROM THE LANDLORD**
- **3,730 SQ FT (346.5 SQ M)**
- **PARKING FOR 10 CARS**
- **EXCELLENT LINKS TO THE A30**
- **THE EPC HAS EXPIRED AND A NEW EPC HAS BEEN APPLIED FOR, ANTICPTAED END OF MARCH 2025**

LOCATION:

The Bells Business Park is located in the heart of Redruth's industrial district, in the Cardrew Industrial Estate.
The estate is accessed off Cardrew Way, which links to the A3047 providing quick and easy access to the A30 at Scorrier. Truro is a 20 minute drive away and Redruth town centre is under a 5 minute drive away

DESCRIPTION:

A modern semi-detached industrial unit or steep portal frame construction. The premises have a Gross Internal Area of 3,730 sq ft (346.5 Sq m) which includes an office and WC.

The unit is supplied with three phase electricity and has a full height roller shutter door.

To the front of the premises there is parking for 6 cars plus a further 4 to the rear.

The property has a minimum eaves height of 3.29m with a ridge height of 5.72m. The roller shutter door is 3.7m wide and 3.5m high.

SCHEDULE OF ACCOMMODATION:

3,730 SQ FT (346.5 SQ M)

SERVICE CHARGE:

The Tenant pays a fair proportion of the service charge for the Estate.

LEASE TERMS:

The premises are available to let on a new full repairing and insuring Lease for a term to be agreed.

VAT:

All the above prices/rentals 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 £23,000.

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 Certificate for this property has expired. A new EPC has been applied for and is expected to be ready by March 2025.

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:-

Tom Smith on 01872 247013
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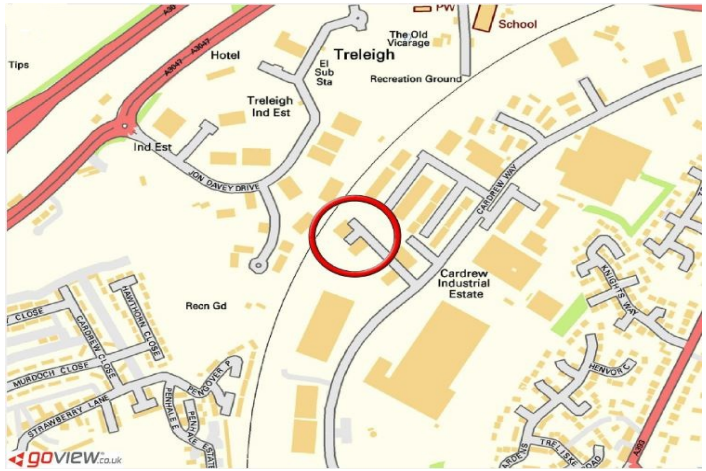


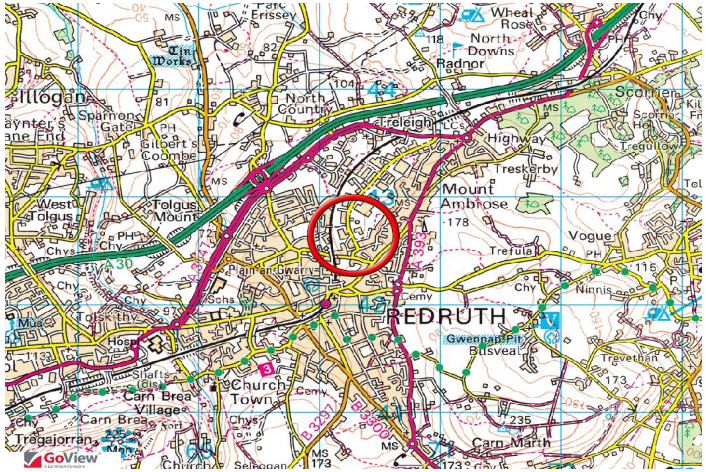












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