Miller Commercial

Chartered Surveyors and Business Property Specialists



UNIT 2 WHEAL AGAR, TOLVADDON BUSINESS PARK, POOL, TR14 0HX

Tolvaddon Business Park was built approximately 18 years ago and is a modern, purpose built office development. All units have the benefit of ground source heat pumps and are single storey modern properties with allocated parking.

Each of the 19 individual units, ranging from 625 sq ft to 4,587 sq ft, have been specifically designed to minimise energy use and deliver high quality working environments for tenants and their staff.

- **TO LET**
- **657 SQ FT (61.1 SQ M)**
- **HIGH QUALITY OFFICES**
- **ENERGY EFFICIENT BUILDINGS WITH GROUND SOURCE HEAT PUMPS**
- **CAR PARKING AVAILABLE**
- **VERY CLOSE TO A30**
- **EPC RATING C (55)**

£8,500 Per Annum Exclusive









LOCATION:
Tolvaddon is situated in very close proximity to the A30 on the A3047 Camborne / Tolvaddon junction.

DESCRIPTION:
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SCHEDULE OF ACCOMMODATION:
The premises comprise a private entrance porch leading to an open place office space with kitchenette, to the rear is an accessible WC with rear access.

SERVICE CHARGE:
There is an estate service charge and Unit 2 Wheal Agar's contribution is £1,650.32 for year end March 2025. Further details on the service charge are available on request.

LEASE TERMS:
The premises are available by way of a lease assignment. The lease expires in July 2026 and a copy is available upon request.

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. The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

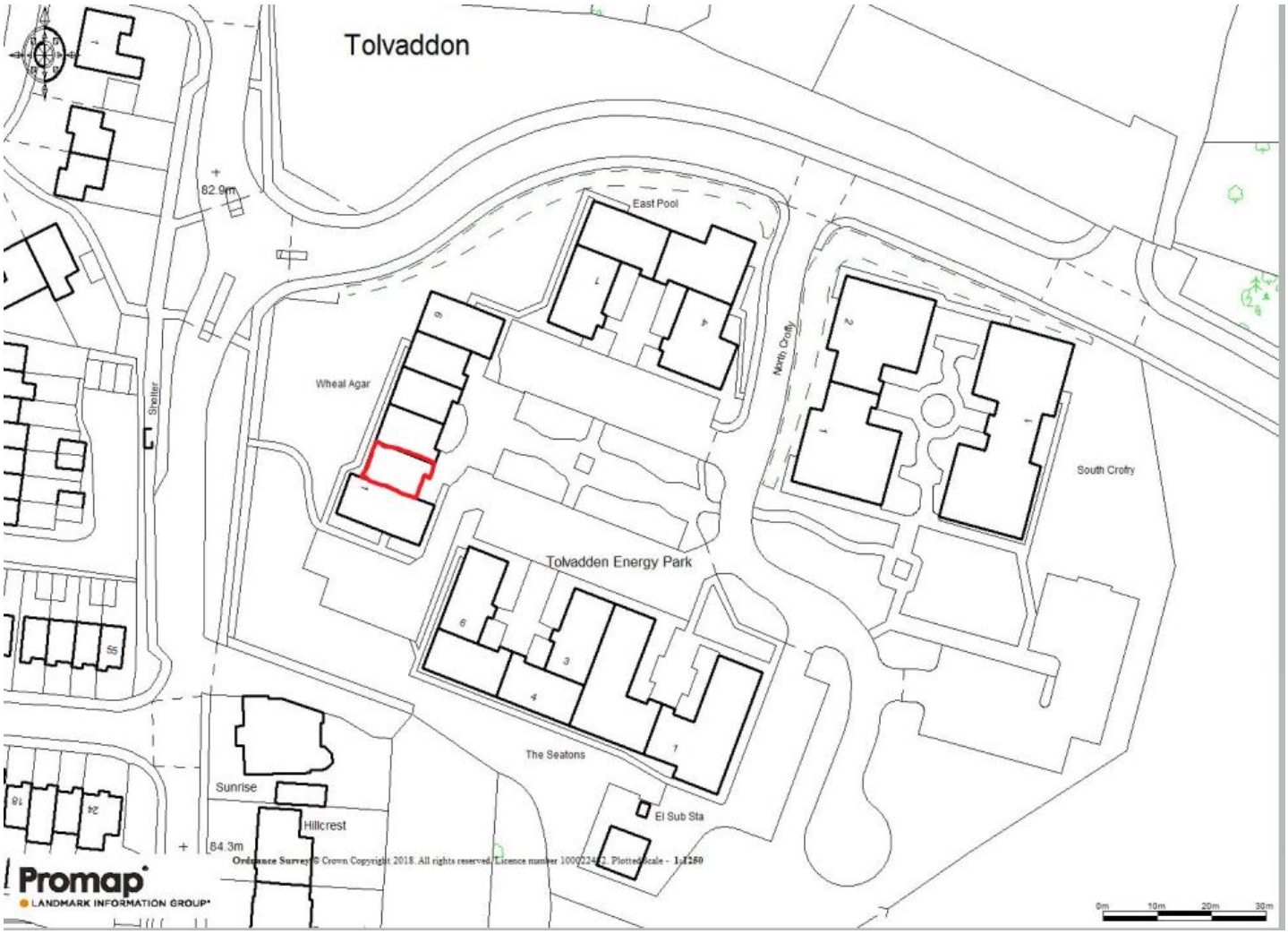
BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £5,800. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (55).

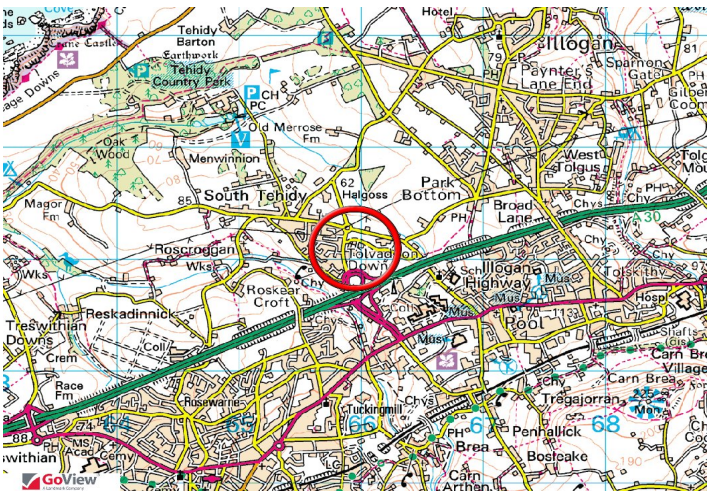
VIEWING AND CONTACT INFORMATION:
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