Miller Commercial

Chartered Surveyors and Business Property Specialists









1 THE SETONS, TOLVADDON BUSINESS PARK, POOL, REDRUTH, TR14 0HX

- TO LET
- 2,381 SQ FT (212 SQ M)
- HIGH QUALITY OFFICES
- ENERGY EFFICIENT BUILDING
- 2 DEMISED CAR PARKING SPACES
- EPC RATING C (57)

£23,000 Per Annum Excl Leasehold

DESCRIPTION:
Tolvaddon Business Park Phase 1 was built at the turn of the Century and is a modern purpose built office development. All of Phase 1 has the benefit of ground source heat pumps and are single storey modern properties with allocated parking.

Each of the 19 individual units, ranging from 750sq ft to 5,000sq ft, have been specifically designed to minimise energy use and deliver high quality working environments for tenants and their staff.

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

UNIT 1 THE SETONS
Open plan office space with kitchenette and WCs.

SCHEDULE OF ACCOMMODATION:
2,281 sq ft (212 sq m)

LEASE TERMS:
The premises are available to let on a new full repairing and insuring lease.

OTHER UNITS AVAILABLE:
Unit 1 North Crofty, 2,555 Sq Ft (237 Sq M), £25,500 PAX
Unit 2 North Crofty, 2,555 Sq Ft (237 Sq M), £25,500 PAX
Unit 1 South Crofty, 4,587 Sq Ft (426 Sq M), £40,000 PAX

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

LOCAL AUTHORITY:
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

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 £21,250 decreasing to £20,250 as of 1 April 2023. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:
Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144

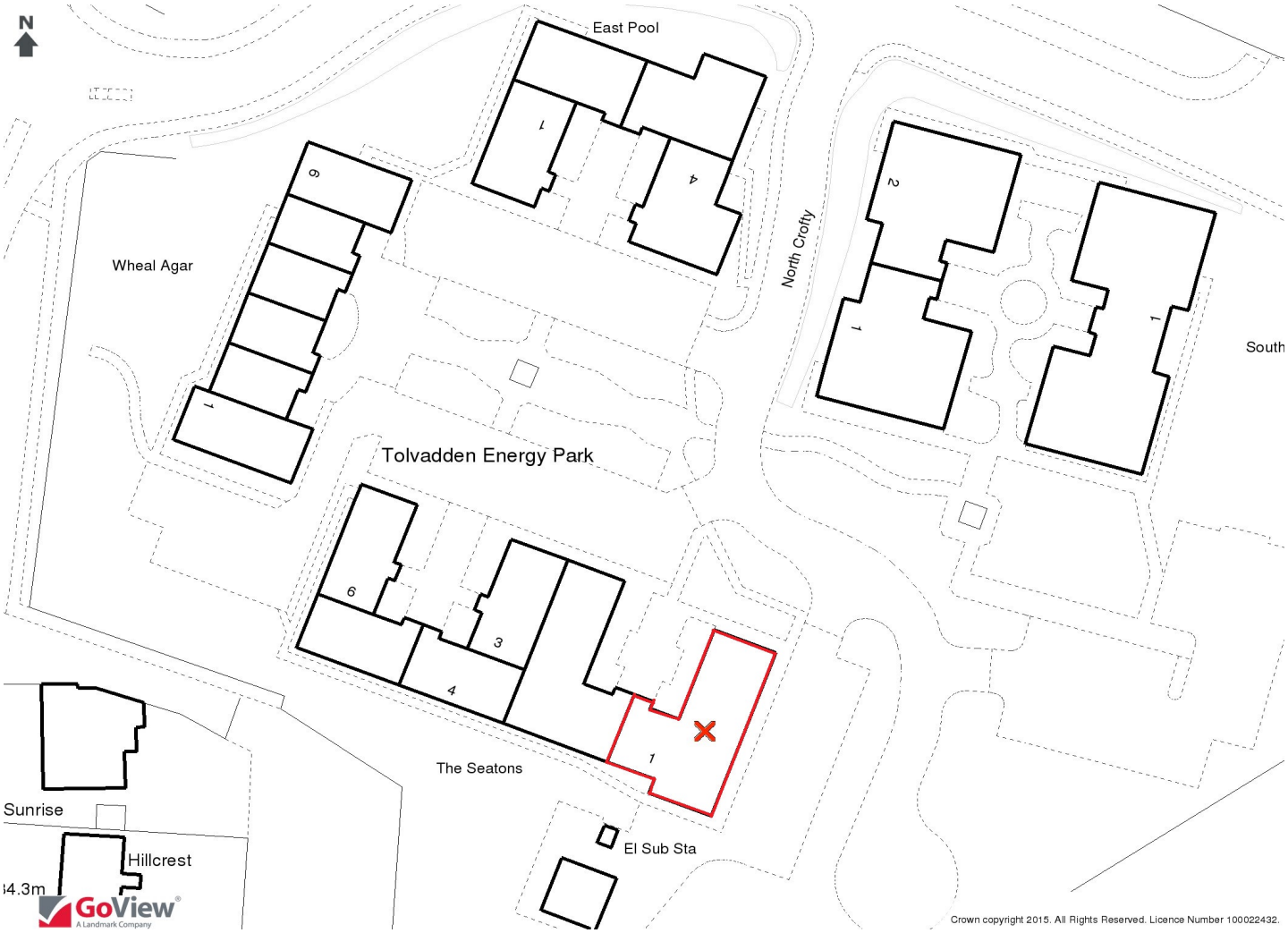
VIEWING:
Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (57).

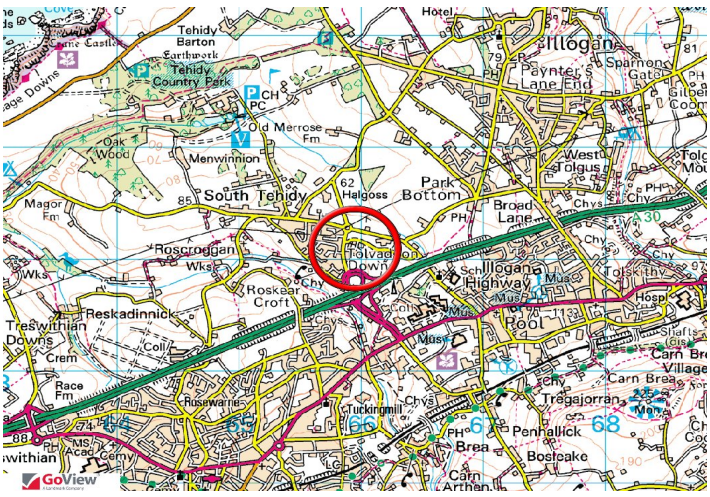
CONTACT INFORMATION:
For further information or an appointment to view please contact either:-

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