



UNIT 16 COMMERCIAL PARK, WILSON WAY, REDRUTH, TR15 3RT

A lock-up industrial unit located on Wilson Way in Pool. The premises benefit from good internal height and easy access to the A30 trunk road. They are available immediately by way of a new proportional FRI lease.

- **LOCK UP INDUSTRIAL/STORAGE UNIT**
- **651 SQ FT (60 SQ M)**
- **ESTABLISHED TRADING ESTATE LOCATION**
- **ALLOCATED PARKING - 2 SPACES**
- **AVAILABLE IMMEDIATELY**
- **ENERGY PERFORMANCE CERTIFICATE - NOT REQUIRED**

LEASEHOLD £6,000 PER ANNUM EXCL.

**LOCATION:**

Commercial Park fronts and adjoins Wilson Way which is a busy road linking Camborne Pool and Redruth. It is an approximate 5 min drive from the A30 Trunk Road.

DESCRIPTION:

A lock-up industrial unit located on Wilson Way in Pool. The premises benefit from good internal height and easy access to the A30 trunk road. They are available immediately by way of a new proportional FRI lease.

SCHEDULE OF ACCOMMODATION:

Width 7.62m
Depth 7.94m
Area 60.5 sq.m (651 sq.ft)
Use of shared WC
Min. 2 parking spaces

SERVICE CHARGE:

There is a Service Charge to cover the maintenance of the exterior and common parts of the property. Service Charge - The estimate for the year 2026-27 is £1539.32..

LEASE TERMS:

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

Please note that motor trade and related uses will not be considered.

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 £4600 from 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:

Not Required as this is a low energy use building

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

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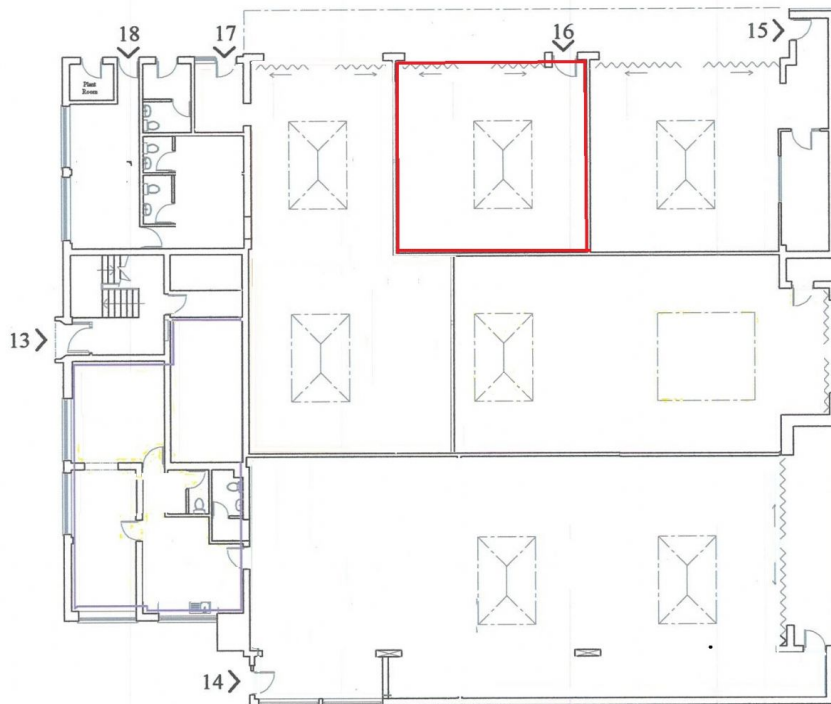
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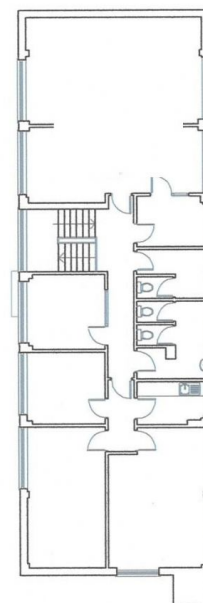
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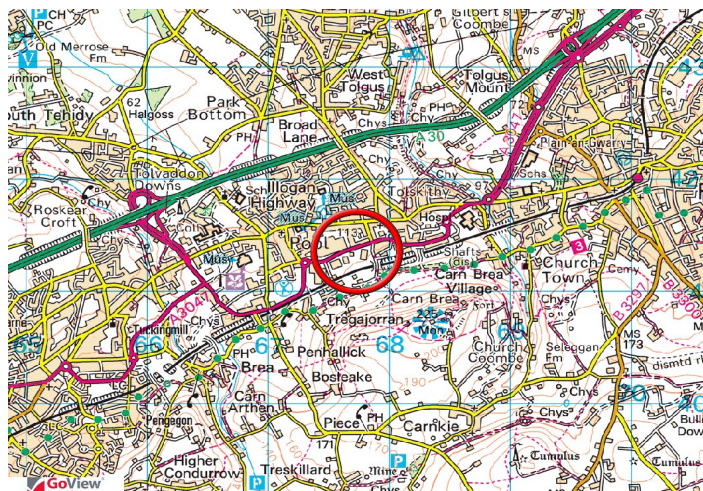
Ground Floor



First Floor

Commercial Park, Wilson Way. Pool

1:200



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