Miller Commercial

Chartered Surveyors and Business Property Specialists





UNIT 4 BELL BUSINESS PARK, CARDREW INDUSTRIAL ESTATE, REDRUTH, TR15 1SS

A modern industrial unit located in the heart of Cardrew Industrial Estate, Redruth. 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 have a gross internal area of 1,696 sq ft (157 sq m). The unit benefits from 4 allocated car parking spaces.

The unit can be made available with immediate effect on completion of legal formalities.

The property is available by way of a new lease direct from the landlord.

- **TO LET**
- **MODERN INDUSTRIAL PREMISES**
- **1,696 SQ FT (157 SQM)**
- **DEDICATED CAR PARKING FOR 4 CARS**
- **EXCELLENT LINKS TO THE A30**
- **EPC RATING IS "C" 64. THE EPC HAS EXPIRED AND A NEW EPC HAS BEEN ORDERED.**

£13,900 PA EXCLUSIVE





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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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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:
Bell 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 end-of-terrace industrial unit of steel portal frame construction. The unit is supplied with 3-phase electricity, a WC, a private office and tea point and has a full height roller shutter door. To the front of the premises there is parking for 2 cars plus 2 further parking spaces to the side.

SCHEDULE OF ACCOMMODATION:
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.

A gross internal area of 1,696 sq ft (157 sq m).

LEASE TERMS:
The premises are available to let on new proportionally full repairing and insuring lease terms. If a new lease, the rent will be at the new open market level which is £13,900 pa.

LEGAL COSTS:
Each party to bear their own legal costs in connection with 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 £12,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The EPC Rating for this property is C (64). However, this has expired and a new EPC has been ordered





SERVICE CHARGE:
The Tenant pays a fair proportion of the service charge for the estate.

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

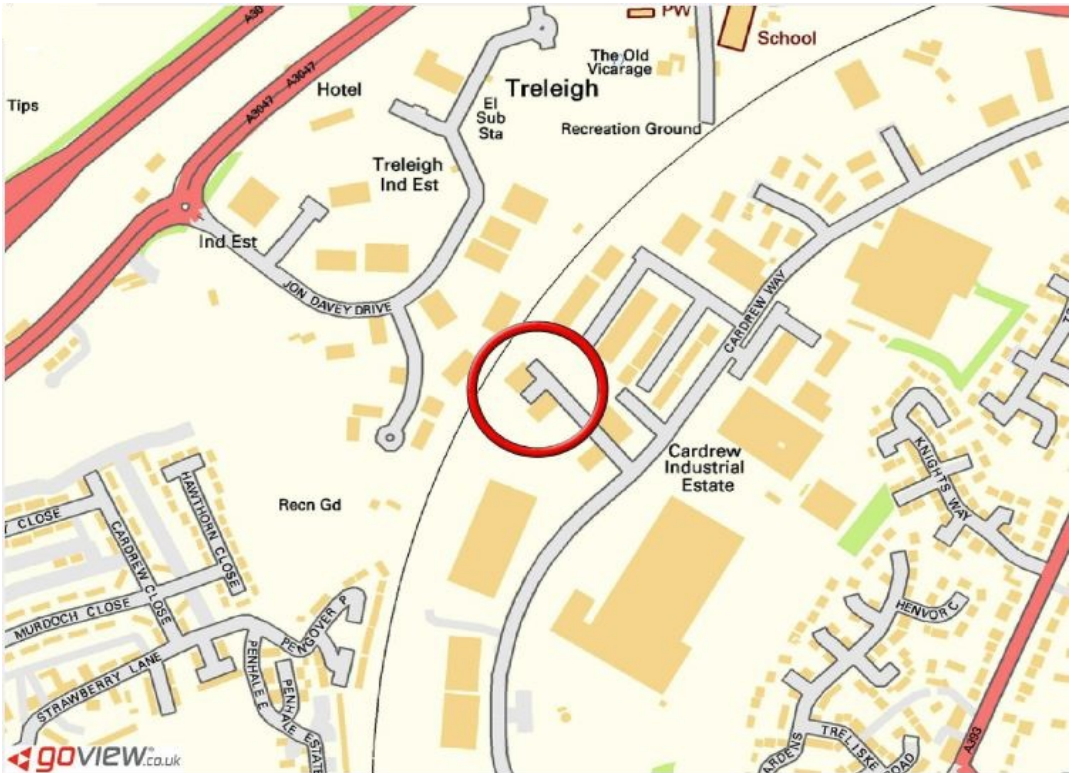
VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

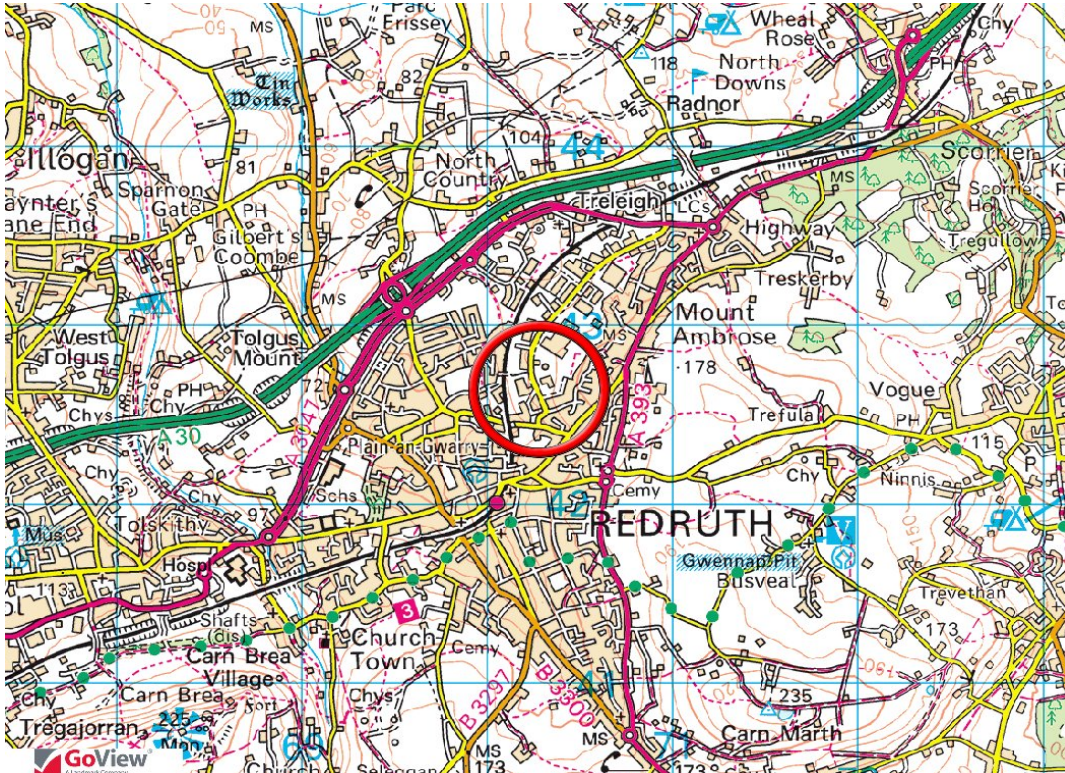
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Treleigh Ind Est
Ind Est
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CARDREW WAY
Cardrew Industrial Estate
Recn Gd
KNIGHTS WAY
HAWTHORN CLOSE
CARDREW CLOSE
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