

UNIT 11 UNITED DOWNS INDUSTRIAL PARK, ST. DAY, REDRUTH, TR16 5HY

Asking Rent £14,000 Per Annum Exclusive

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
United Downs is a popular industrial area located 3.5 miles east of Redruth with good links to the A30, as well as being close to Truro and Falmouth. There are two phases to United Downs Industrial Estate, with this unit forming part of the older estate accessed via the main road from through United Downs itself.

DESCRIPTION:
Modern hybrid office/industrial space with roller shutter door, multiple offices, WC, allocated parking and level access. The premises form the end unit of a row of three closest to the access road. The premises have historically been office and training space, and would suit a variety of uses. A viewing is recommended to appreciate the flexibility of the premises.

TENURE / LEASE TERMS:
The premises are available immediately by way of a new proportional full repairing and insuring lease at a rent of £14,000 per annum exclusive.

SCHEDULE OF ACCOMMODATION:
The below areas are approximate and measured under Net Internal Area in line with RICS Property Measurement, 2nd edition.

Front Office 403 Sq Ft / 37.46 Sq M
Rear Office 295 Sq Ft / 27.40 Sq M
Kitchenette 123 Sq Ft / 11.44 Sq M
Workshop 1,009 Sq Ft / 93.73 Sq M

Total: 1,830 Sq Ft / 170.03 Sq M

SERVICE CHARGE:
We are advised that there is no service charge for this site however the Landlord reserves the right to administer an ad-hoc service charge.

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.

VAT:
We are advised that the premises are elected for VAT therefore VAT is payable on the rent.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property has been applied for and will be available shorly.

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

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk











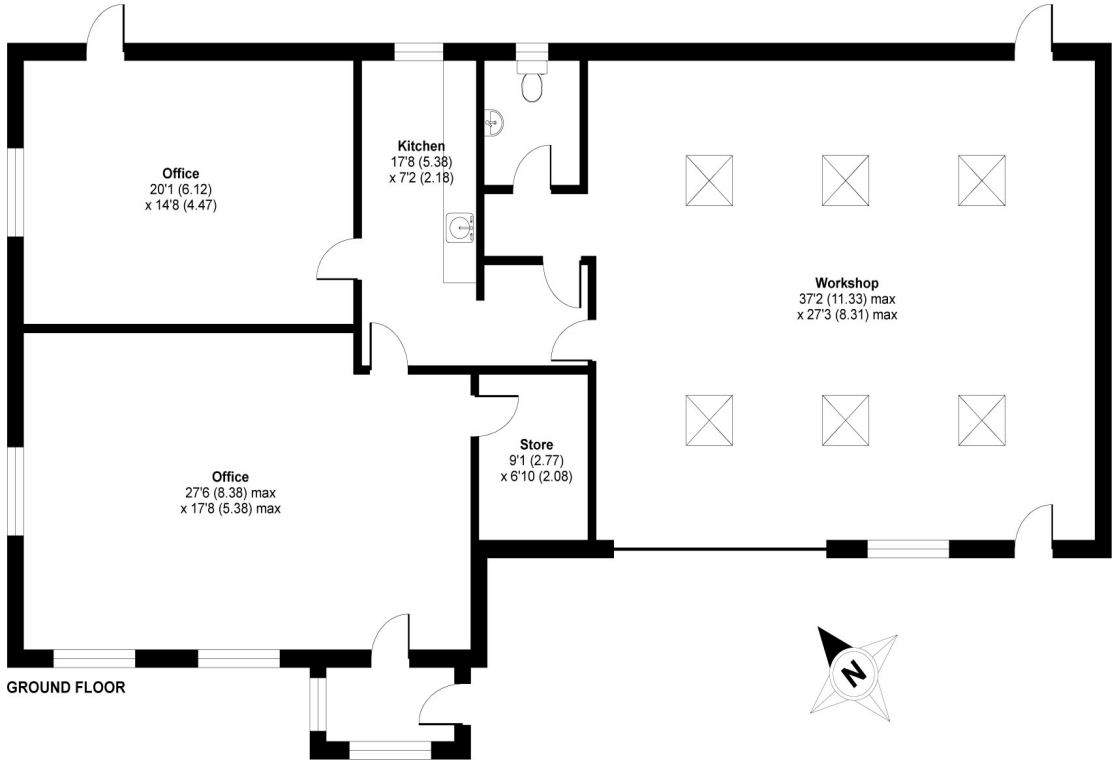

20a
19 to 22
Tank
El Sub Sta
11
10
8
R M D
House
0
50 m
100 m
© Crown Copyright and database rights 2025 OS AC0000829429



Unit 11, United Downs Industrial Park, St. Day, Redruth, TR16 5HY

Approximate Area = 1977 sq ft / 183.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1239543

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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39