



## UNIT 17, COMMERCIAL PARK, WILSON WAY, POOL, REDRUTH, TR15 3RT

A lock-up industrial/storage 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.

Motor trade and related uses will not be considered.

- **INDUSTRIAL/STORAGE PREMISES**
- **1,253 SQ FT ( 116 SQ M )**
- **ESTABLISHED TRADING ESTATE LOCATION**
- **NEW LEASE OFFERED**
- **AVAILABLE IMMEDIATELY**
- **ENERGY PERFORMANCE CERTIFICATE - NOT REQUIRED**

**RENTAL £10,000 PER ANNUM EXCLUSIVE**



#### 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/storage 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.

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#### SCHEDULE OF ACCOMMODATION:

Area 116.4 Sq.m (1253 sq.ft)

Min - 2 Parking Spaces

Use of Shared WC

#### LEASE TERMS:

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

Motor trade or related uses will not be considered.

#### SERVICE CHARGE:

There is a Service Charge to cover the maintenance of the exterior and common parts of the property. Service Charge Estimate for the year 2026-27 (from 01/03) is £2962.78.

#### 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 £7,600. 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.

#### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

**Mike Nightingale** on 01872 247008

Email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

**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.

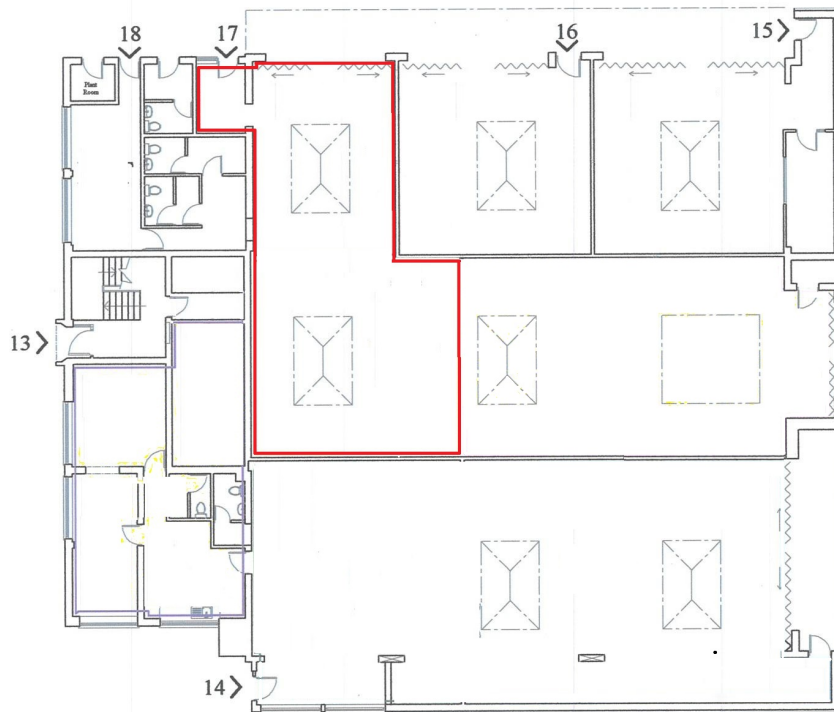
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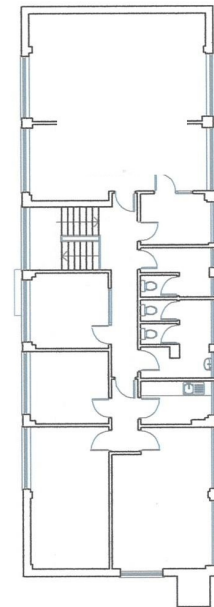
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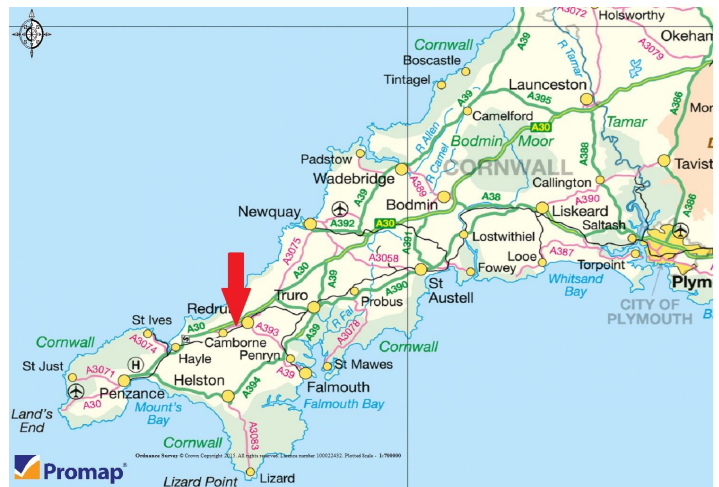
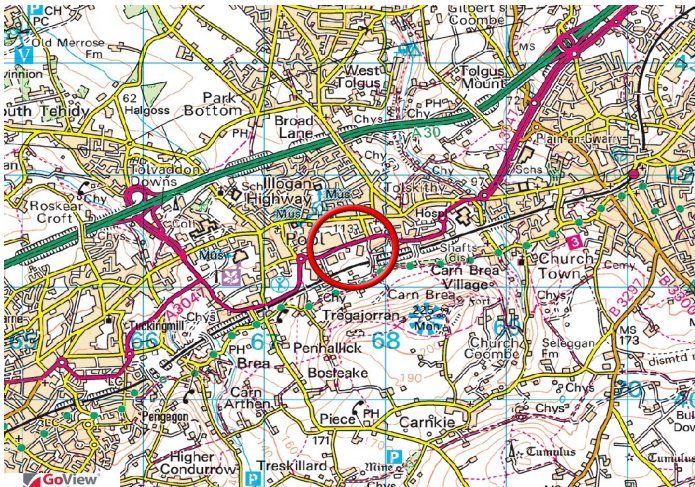
Ground Floor



First Floor

Commercial Park, Wilson Way, Pool

1:200



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