



**INDUSTRIAL PREMISES, POLHIGEY MINE, CARMENELLIS, REDRUTH,
TR16 6PH**

LEASEHOLD - £55,000 PER ANNUM EXCLUSIVE

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The premises are situated close to Stithians Reservoir and the village of Carnmenellis between the towns of Helston (18 mins) and Redruth (15 mins) and are also accessible from the Falmouth/Penryn area (25 mins). They are situated in a semi rural location with views over open countryside.

DESCRIPTION:

A modern industrial unit of steel portal framed construction with warehouse space accessed via two up and over loading doors and two storey offices which are currently configured with offices/staff accommodation on the ground floor with quality kitchen units and double doors leading onto the landscaped exterior. The first floor offices have a high vaulted ceiling and benefit from spectacular views.

This is an energy efficient building with oak framed double glazed windows, photovoltaic cells (17KW) and many energy saving features including LED lighting and areas with auto-switching lights. The building includes electric panel heaters and a feature log burner within the first floor offices.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor Warehouse	4,359	405.00
Ground Floor Offices	1,453	135.00
First Floor Offices	1,453	135.00
Total Gross Internal Area	7,266	675.00
Total	14,531	1,350.00

The premises include standard and accessible WC's at ground floor level.

LEASE TERMS:

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

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 £13,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is A (16).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

Email msn@millar-commercial.co.uk

Jonny Bright on 01872 247022

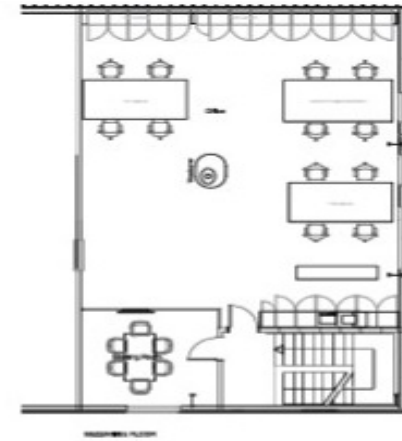
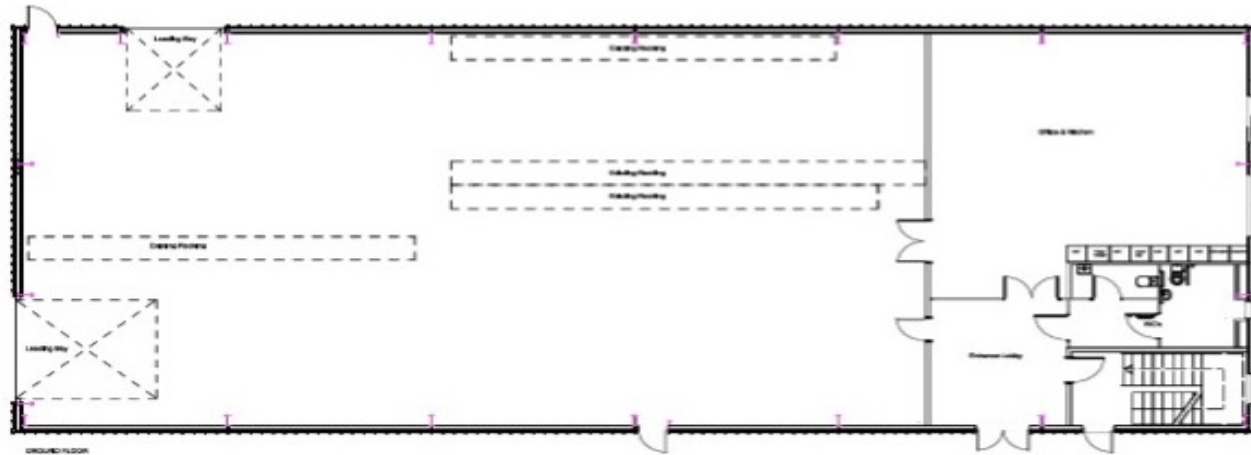
Email jb@millar-commercial.co.uk











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