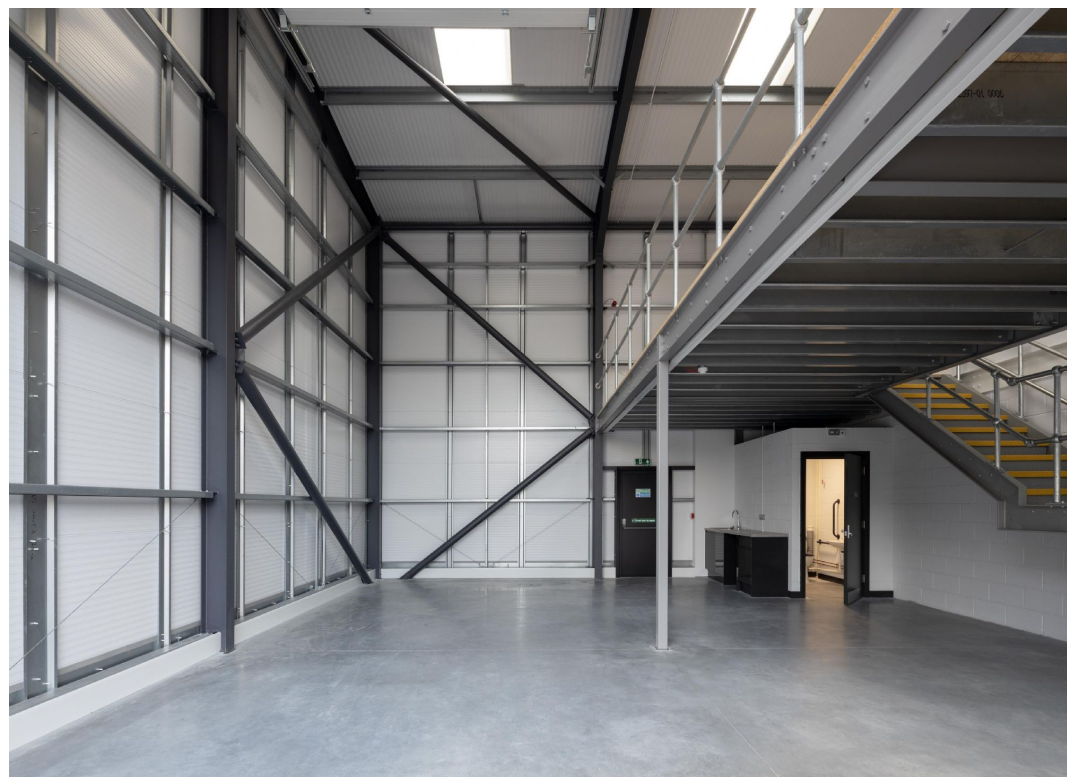




UNIT 9, THE PARK, CORNWALL BUSINESS PARK, REDRUTH, TR16 5BN

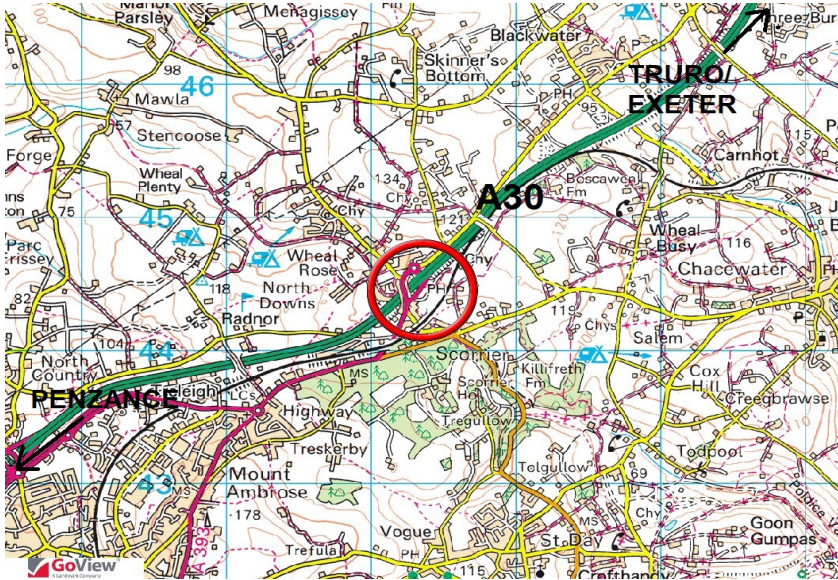
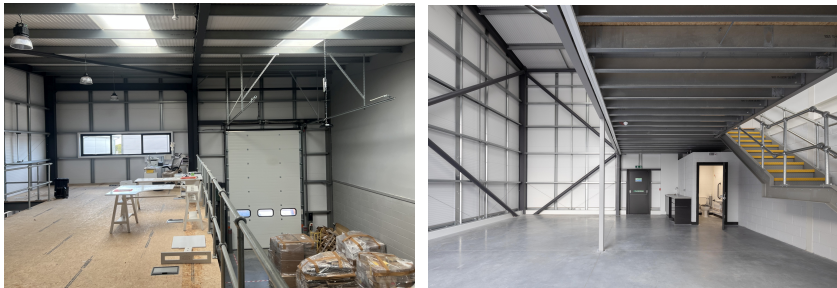
AVAILABLE BY WAY OF A SHORT TERM SUB LEASE THROUGH TO NOVEMBER 2027. However, a longer lease direct from the landlord could also be available if required at the open market rent.

A newly built, light & spacious, versatile hybrid office/industrial unit in an end of terrace position, designed & built to a very high specification. Benefitting from 6m eaves height, 3 phase power, 5.5m high electric roller shutter door, a mezzanine floor of 800 sq m plus WCs and kitchenette.

**TO LET FOR A SHORT TERM SUB-LEASE TO NOVEMBER 2027 -
£14,000 PLUS VAT (EXCL SERVICE CHARGE, UTILITIES & RATES)**

- TO LET
- SHORT TERM SUB-LEASE FOR A TERM TO NOVEMBER 2027
- OR LONGER LEASE FROM LANDLORD ALSO AVAILABLE
- VERY ENERGY EFFICIENT & SUSTAINABLE UNIT
- 1,547 SQ FT (146 SQ M) GROUND FLOOR WITH APPROX 800 SQ FT (74 SQ M) MEZZANINE
- EPC RATING OF "A"





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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

Located in arguably the most prominent business park in Cornwall, Unit 9 The Park, is located just off the A30 junction at Scorrier, Redruth, in Cornwall Business Park West, providing quick and easy access onto the A30 dual carriageway heading both east and west.

DESCRIPTION:

The property comprises a newly built hybrid office/ industrial unit in an end of terrace position, designed & built to a very high specification. Benefitting from 6m eaves height, 3 phase power supply & an inbuilt mezzanine floor as well as WCs & kitchenette, the unit provides a light and spacious versatile unit, that could be used for a variety of purposes. The unit also benefits from a 5.5m high electric roller shutter door & a mezzanine. There are 3 car parking spaces available with the unit.

SCHEDULE OF ACCOMMODATION:

Ground floor - 1,547 sq ft (144 sq m)
Mezzanine - 800 sq ft (74 sq m)

SERVICE CHARGE:

The service charge for the common parts of the estate currently equates to £3,313 per annum. The building insurance contribution is currently £533 per annum.

LEASE TERMS:

The unit is available by way of a sub-lease through to 30th November 2027 at an annual rent of £14,000 pa.

Alternatively a new lease can be negotiated direct with the landlord at the open market level.

LEGAL COSTS:

The ingoing Tenant to contribute a fair proportion of the costs of processing the lease..

BUSINESS RATES:

The current rateable value is £22,500. To find out how much business rates will be payable there is a business rates estimator service via the VOA website.



VAT:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is A (23).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

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