

**TO LET**  
**INDUSTRIAL UNIT**  
**CARDREW BUSINESS PARK**  
**REDRUTH**



**MODERN INDUSTRIAL PREMISES ON BUSY ESTATE**

**NET INTERNAL AREA - CIRCA - 206 SQ M (2,218 SQ FT)**

**END OF TERRACE, AVAILABLE BY WAY OF LEASE ASSIGNMENT**

**POTENTIAL FOR NEW LEASE, SUBJECT TO TERMS**

**ALLOCATED CAR PARKING, ROLLER SHUTTER DOOR, OFFICE AREA**

***RENT - £12,200 PER ANNUM***

## **LOCATION**

The premises are situated on Cardrew Industrial Estate, one of the largest and most popular industrial estates in Cornwall. Unit A11\A12 is a pair of units situated in an end of terrace position on the western side of the estate.

The unit benefits from excellent access to the A30, the county's main distributor road which is less than one mile to the south. The town, along with Pool and Camborne makes up the county's largest conurbation with a population in excess of 50,000 persons. Redruth is located in the centre of the county, approximately 15 miles east of Penzance and 15 miles west of Truro.

## **DESCRIPTION**

The property is of modern steel portal frame construction with a double glazed front door and steel roller shutter, comprising 2 units. Internally, the accommodation benefits from a small office/reception area and WC facilities. The unit is suitable for a variety of light industrial uses .

## **ACCOMMODATION**

**Gross internal floor area**                      **206 sq m (2,218 sq ft)**

Loading areas and parking are available to the front of the units in addition to 4 additional allocated parking spaces within the business park.

## **SERVICES**

We are advised that the unit is connected to mains electricity, water and drainage. None of the services have been tested by the agents.

## **BUSINESS RATES**

We understand that the current rateable value is £9,100, rates payable circa £4167.80.

We advise all interested parties to make their own enquiries through Kerrier District Council - Rating Department - 01209 614000 to confirm the current rates payable.

## **TENURE**

The premises are available by way of a lease assignment the salient points of which are as follows:

Term:                      9 years from 18th September 2000.  
Passing Rent:         £12,200 per annum exclusive  
Repair:                 Full repairing and insuring by way of service charge  
Use:                      B2 and B8 uses permitted

Alternatively a new lease could be offered subject to agreement of terms with the landlords.

## **LEGAL COSTS**

The incoming tenant will be responsible for the landlord's reasonably incurred legal costs.

## **VIEWING**

Strictly by appointment with sole agents:

Scott Burridge Commercial  
Daniell House  
Falmouth Road  
Truro  
Cornwall  
TR1 2HX

Tel:                      01872 277397  
Fax:                      01872 223342  
Email:                 bjp@sbcproperty.com

F.A.O.                 Barnaby Peters