



To Let

**From £15,500
pax**

Plots 8 & 9, Cornwall Business Park West,
Scorrier, Redruth, Cornwall TR16 5BN

From approx.
1,100 sq ft to 4,400 sq ft

Summary

- New units for 2023
- Located adjacent to the main A30
- Good road access for serving Cornwall and beyond to the wider South West
- Units can be secured during the construction phase
- Target for completion - Autumn 2023
- Nearby occupiers include Carrs Land Rover/Dales Vauxhall and a wide range of other commercial occupiers

Location:

Cornwall Business Park is situated adjacent to the A30 and to the east of Redruth. Along with the surrounding towns of Pool and Camborne this is the largest population centre in Cornwall, with a population exceeding 40,000. The business park is located approximately 10 miles from Truro, the retail and administrative capital for Cornwall County.

Description:

This development will comprise 7 no. units of approximately 102 sqm (1,100 sq ft) which can be combined to suit the needs of tenants. Units will be completed to a shell and core unless further internal fit out works are agreed separately.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). Plot 8 includes one block of approx. 102 sq m (1,100 sq ft) units with associated turning and parking areas.

Sizes and images are indicative and may be liable to change as plans are finalised.

	sq m	sq ft
Unit 2		Under Offer
Unit 3	102	1,100
Unit 4	102	1,100
Unit 5	102	1,100
Unit 6	102	1,100
Unit 7		Under Offer
Unit 8		Under Offer
Total	408	4,400

Services:

It is understood that mains electricity, water and drainage will be connected to the properties. Interested parties should make their own enquiries.

EPC / MEES:

TBC.

Planning:

Conditional planning permission was granted in September 2022 - see PA22/03956 on the Cornwall Council website for more information.

The amended use classes mean these properties could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms as well as B2 & B8 uses.

Business rates:

The units will be assessed upon completion.

Terms:

New full repairing and insuring leases are available for these units preferably for a minimum term of 10 years.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

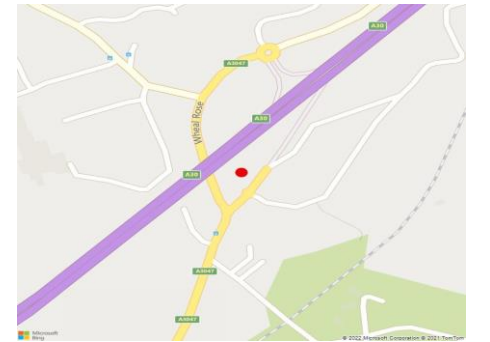
VAT will be applicable to the rent and all other outgoings where appropriate.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



PLEASE CONTACT THE AGENTS

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1. This drawing is the copyright of Cornwall Planning Group and may not be reproduced without license.
 2. The Contractor shall not scale off this drawing for construction purposes, only figured dimensions shall be worked from.
 3. All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies reported to the Architect.
 4. No responsibility can be accepted for errors arising on site due to unauthorised variations from the Architect's drawings.
 5. The Contractor is recommended to visit the site before tendering to ascertain all local conditions and restrictions likely to affect the works. No claims arising from failure to do so will be considered.
 6. Tenderers must include for all the works described or being approved on the drawings or can reasonably be inferred as being necessary for the proper execution of the works.
 7. This drawing is for town planning and building regulations only and is not a complete working drawing.
 8. Depth, size and design of foundations shown are preliminary only, actual foundation, depth, size and design may differ depending on site conditions.
 9. On completion of the works, if a Building Home Energy Rating Certificate is required by the client, contact the Local Authority Building Control Department.
 10.1.1 and 1.2 requirements for building thermal lighting & air leakage performance shall be executed by the Contractor in accordance with the appropriate sections and BS 131111 guidance document "Building Thermal Lighting & Air Leakage - Robust Construction Details for Dwelling and General Building" available from The Stationery Office Ltd.

Plot scale 1:1 = 10m



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Client: M.R. Developments Ltd

Project: Construction of New Office Building,
 Workshops, Landscaping & Associated
 Works at 89 Cornwall Business Park West,
 Scorrier, Hayle, TR15 5DR

TBC: Unit 2-8 - Proposed Elevations & Section

Stage: Planning

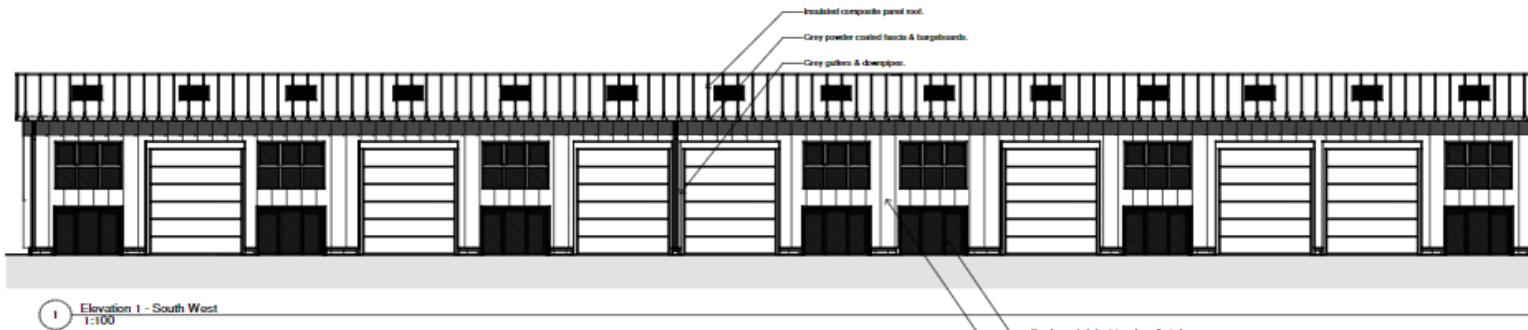
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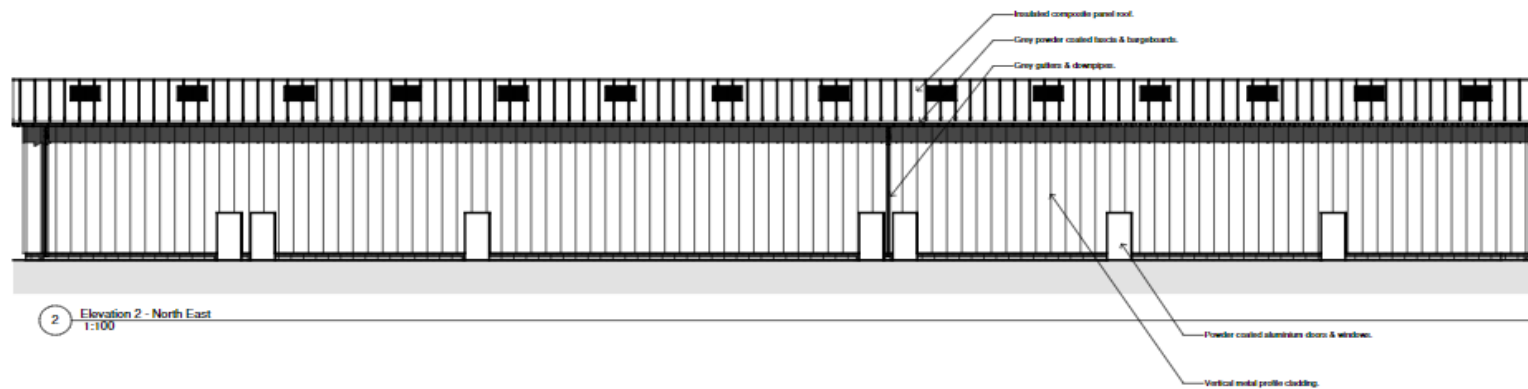
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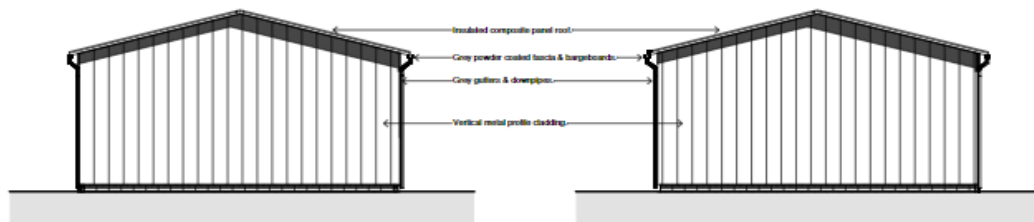
Project No. 0120 Drawing No. 010 Rev. 01



1 Elevation 1 - South West
1:100

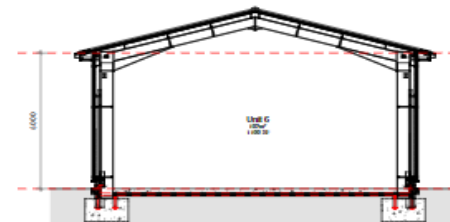


2 Elevation 2 - North East
1:100



3 Elevation 3 - North West
1:100

4 Elevation 4 - South East
1:100



5 Section C-C
1:100

