



**Chi Tevyans**  
Business Space  
Pool



**European Union**  
European Regional  
Development Fund



**HM Government**

**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**To Let**

From £4,000 per annum  
for the first 12 months

Chi Tevyans, Trevenson Road, Pool Innovation Centre,  
Pool, Redruth TR15 3PL

Suites from  
926 Sq Ft  
(86 Sq M)

## Summary

- Exciting new business space development
- Located alongside Pool Innovation Centre and use of PIC facilities including coffee shop
- Just off A30 trunk road
- Generous incentive packages available

### Location:

Pool, with the surrounding towns of Camborne and Redruth provide the largest population centre in Cornwall, with the population exceeding 40,000. The location benefits from main line railway stations within a short bus journey from Camborne or Redruth and the development is within easy reach of the A30 trunk road.

### Description:

Chi Tevyans is a brand new three storey building providing a series of individual office suites. Each floor is laid out with a central core with passenger lift, wc's and a shower on the ground floor. There is car parking on site and an external cycle store.

The building is constructed to a high level of energy efficiency and has been awarded BREEAM "Excellent". Tenants will be able to use meeting facilities and coffee shop in the Pool Innovation Centre.

Pool Innovation Centre 2 Grow On Space is part-funded by the European Regional Development Fund.

### Accommodation:

All areas are approximate, measured in accordance with the RICS Property Measurement (2nd Edition) and shown in the table attached to these particulars.

### Maintenance rent:

The tenant will pay a maintenance rent of £3.50 per sq ft which will facilitate the running and upkeep of the common parts.

### Services:

We understand that mains electricity, water and drainage will be connected to the property.

Interested parties should make their own enquiries.

### EPC / MEES:

EPC Rating: A (17)

### Business rates:

We understand this property has not yet been assessed for rating purposes. Each unit will be separately assessed for rating purposes on the completion of the development.

### Terms:

A flexible lease is available which will be contracted out of the Landlord and Tenant 1954 Act. A lease of 6 years is available. A stepped rent is available as below. Please refer to the table on the next page.

Year 1 - £4,000/£5,000  
Year 2 - £8,000/£10,000  
Year 3 - £11,500/£15,750

Tenants are required to be an SME and will be required to put down a rent deposit equating to three months headline rent.

### Legal fees:

The tenant is responsible for their own legal fees in relation to any transaction and is required to contribute £350 towards the landlord's professional fees.

### Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any tenants to provide proof of identity and address prior to lease commencement.

### VAT:

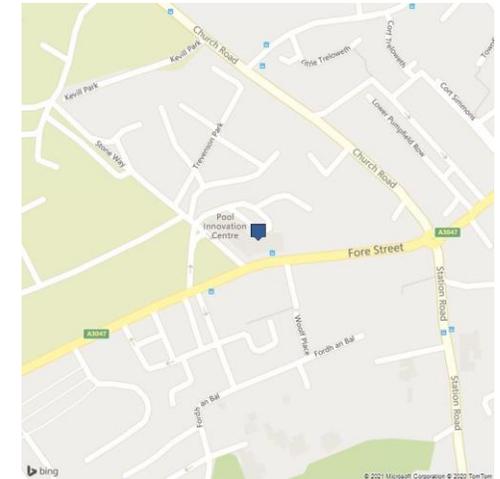
The property has been elected for VAT and therefore VAT will be charged on the rent and other outgoings.

### 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. Floor plans can be provided on request.



## CONTACT THE AGENT

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### Truro Office

Walsingham House, Newham Road, Truro, Cornwall,  
TR1 2DP

Floor	Office	sq m	sq ft	Allocated parking spaces	Annual rental (exclusive)	Annual Maintenance Rent	Total per annum
Ground	Office 1	Let					
	Office 2	Let					
	Office 3	118	1,270	3	Year 1 - £5,000 Year 2 - £10,000 Year 3 - £15,750,000	£4,445	£20,195
	Office 4	86	926	3	Year 1 - £4,000 Year 2 - £8,000 Year 3 - £11,500	£3,241	£14,741
First	Office 5	86	926	3	Year 1 - £4,000 Year 2 - £8,000 Year 3 - £11,500	£3,241	£14,741
	Office 6	119	1,281	3	Year 1 - £5,000 Year 2 - £10,000 Year 3 - £15,750,000	£4,484	£20,234
	Office 7	121	1,302	3	Year 1 - £5,000 Year 2 - £10,000 Year 3 - £15,750,000	£4,557	£20,307
	Office 8	Under Offer					
Second	Office 9	86	926	3	Year 1 - £4,000 Year 2 - £8,000 Year 3 - £11,500		
	Office 10	119	1,281	3	Year 1 - £5,000 Year 2 - £10,000 Year 3 - £15,750,000	£4,484	£20,234
	Office 11	Let					
	Office 12	86	926	3	Year 1 - £4,000 Year 2 - £8,000 Year 3 - £11,500	£3,241	£14,741
	<b>Total</b>	<b>1,111</b>	<b>11,959</b>				