



To Let

£30,000 per annum exclusive

Unit 4, Penrose House, Treleigh Industrial Estate, Redruth,
Cornwall TR16 4AX

3,363 Sq Ft
(312.4 Sq M)

Summary

- Modern high spec business unit
- Constructed to 'BREEAM Excellent' standard
- Well insulated, high performance windows and lighting, low water sanitary fittings and a ground source underfloor heating, resulting in significantly reduced running costs for the occupiers
- 5 allocated parking spaces plus space in front of roller shutter door
- 5.5m clear opening roller shutter door and separate personnel door

Location:

The units are located on Treleigh Industrial Estate to the North of the town of Redruth, just off the main A30 trunk road giving good access to the rest of Cornwall and Devon and the M5 at Exeter.

Modern business unit situated on the popular Treleigh Industrial Estate.

The pedestrian door leads to the entrance lobby, with an office to the left hand side and stairs rising to the right. Disabled and standard WC facilities are provided off the lobby. On the first floor there is further office space and a small store room.

Additional ground floor offices and a kitchen have been erected over part of the industrial accommodation as below.

Description:

Modern business unit situated on the popular Treleigh Industrial Estate.

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Accommodation:

All areas are approximate gross internal areas accordance with the RICS code of measuring practice.

	sq m	sq ft
Unit	260.12	2,800
Mezzanine	52.27	563
Total	312.4	3,363

Service charge:

There is a service charge in place covering buildings insurance, landscaping, external lighting, CCTV, electric gate servicing and maintenance, external cleaning of the building cladding & gutters, 6 weekly

external cleaning of windows, landlords water supply, managing agents and accountancy fees.

Services:

We understand that mains electricity water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (48)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £18,500, therefore local council reference 23285730704000.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The unit is available by way of a new full repairing and insuring lease at a rent of £30,000 per annum exclusive, plus VAT.

Legal fees:

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

VAT:

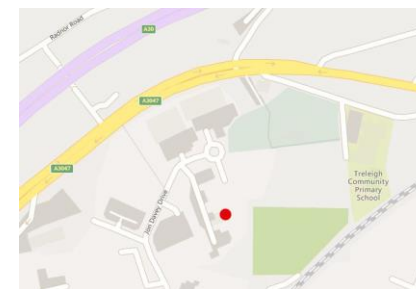
All figures quoted are exclusive of VAT which will be charged on the rent and service charge at the prevailing rate

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.



CONTACT THE AGENT

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