

Summary

- Unique office space
- Standalone site with parking
- Well positioned close to the A30
- Separate meeting rooms onsite
- Containers available by way of

separate negotiation

Location:

Redruth, with the surrounding towns of Pool and Camborne provide the largest population centre for the county, with the population exceeding 40,000. Redruth lies approximately 10 miles from Truro, the retail and administrative capital for Cornwall County. It benefits from mainline railway service and easy access to the A30 trunk road.

Description:

Unit 10 comprises of a self contained site housing a modern octagonal office building, set within a secure fenced and gated compound, located on the popular Barncoose Industrial Estate.

The property itself benefits from high ceilings and several Velux windows, providing a light and airy space. Off of the main space there is two smaller rooms ideal for offices or meeting rooms as well as a kitchenette. To the rear the property benefits from having a highquality portable office which functions well as a meeting room.

The building benefits from underfloor heating throughout as well an alarm system. Additionally the property benefits from a back up generator and fibre to the property.

By way on separate negotiation there is also two containers available.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice

	sq m	sq ft
Main Building	147.99	1,593
Meeting Room	26.38	284
Total	174.4	1,877

Services:

It is understood 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:

C (68)

Business rates:

From a visit to the valuation office website www.voa.gov.uk we understand that the current rateable value is £11,500 effective from 1st April 2023 billing authority reference 23326700001000.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Legal fees:

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

Money laundering:

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

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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





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ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Hease refer to weasingbusinesspremises could for further information. Vickery Holman for themsetves and for the Venderos or Lessors of the property whose Agents they are give notice that 1.) The particulars are set out as ageneral outline only fo guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are giver out responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the hoyment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

