

TO LET



CORNWALL
COUNCIL
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**Unit 1B United Downs Industrial Estate, St
Day, Redruth TR16 5HY**

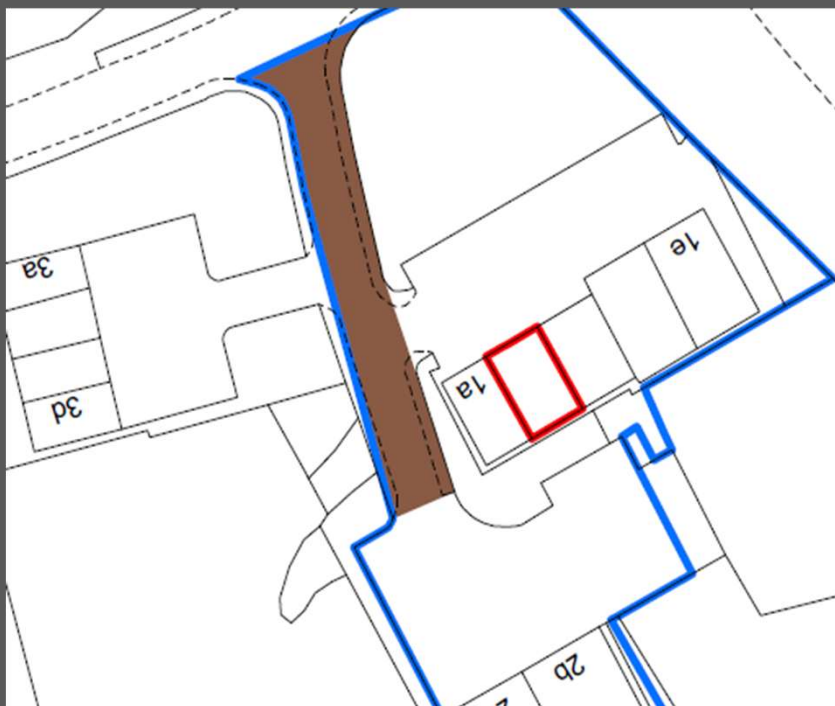
Size

The Unit measures approx
93.4 square metres (1005 sq. ft).

Rent

£9,000 per annum
(£750 per calendar month)

* Tenant to pay a monthly
maintenance rent in respect of
the common areas and a building
insurance contribution.



Contact us

Email: tim.ratcliffe@cornwall.gov.uk
or estates.delivery@cornwall.gov.uk

Call: Tim Ratcliffe 07483 307204

The Particulars are provided as a guide only. The accuracy is not guaranteed and they should not be relied upon for any purpose. They do not form part of any contract.

United Downs Industrial Estate is group of small modern light industrial units located within a long-established estate of heavy industry and some business units. The Industrial estate is located close to the main road with easy access to Redruth and the A30 beyond.

Unit 1B offers industrial accommodation and forms part of a terrace of units on the estate. It is in very good condition with newly painted industrial floor. IT has 3-phase electrics, WC and kitchenette and frontage. It has an electric roller shutter door and concrete flooring. Parking is available directly in front of the building within the estate.



Kitchen/Toilets:

There are separate WC facilities and a kitchen area with a sink and water heater.

Lease Terms:

The property is available by way of a new full repairing and insuring lease, terms to be agreed. The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act.

Parking:

There is a parking area to the front of the units and additional visitor parking on site.

Services:

Mains water, drainage and electricity.

EPC:

Exempt

Business Rates:

Interested parties are advised to make their own enquiries from the Valuation Office Agency website (www.voa.gov.uk). We recommend you make these enquiries as you may be eligible for Business Rates Relief.

Legal Costs:

The incoming tenant will be responsible for a contribution to the Landlords legal fees.

