



To Let

From £2,450 pax

Triplet Business Park, St. Day, Redruth, Cornwall TR16 5PZ

245 - 496 Sq Ft
(22.8 - 46 Sq M)

Summary

- Available immediately
- Well connected
- Close to the A30, Redruth,

Camborne and Pool

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 main line railway service and easy access to the A30 trunk road.

Description:

Lock up units located on a popular Triplets Business Park. The units are available immediately.

They are well located close to the A30, Redruth, Pool and Camborne.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Unit 1	22.76	245
Unit 2	46	496

Services:

We understand that mains electricity is connected to the units, however this service has not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

The units do not require EPCs.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value are as follows.

Unit 1 £1,750, local council reference 22124695050100

Unit 2 £3,800, local council reference 22124695050200

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

Terms:

The premises are available by way of a new internal repairing and insuring lease.

Legal fees:

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

VAT:

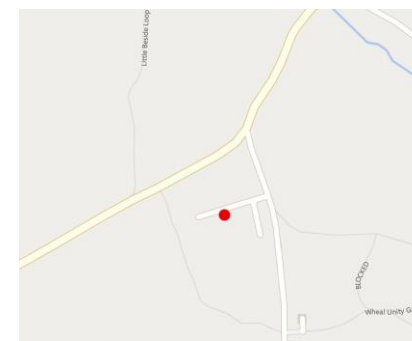
All figures quoted are exclusive of VAT if applicable.

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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