



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

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	Under Offer	

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:

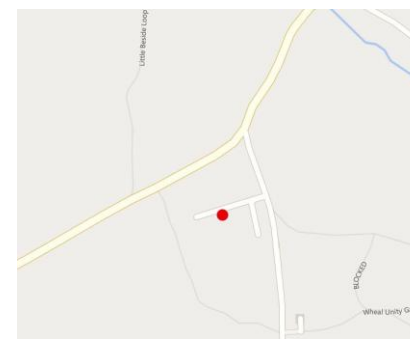
All figures quoted are exclusive of VAT if applicable.

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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