



For Sale

£275,000

Unit 10, Barncoose Industrial Estate, Redruth, Cornwall, TR15 3RQ

1,877 Sq Ft
(174.4 Sq M)

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 high-quality portable office which functions well as a meeting room.

The building benefits from underfloor heating throughout as well as 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.

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

Terms:

The freehold of the property is available for £275,000.

Legal fees:

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

Money laundering:

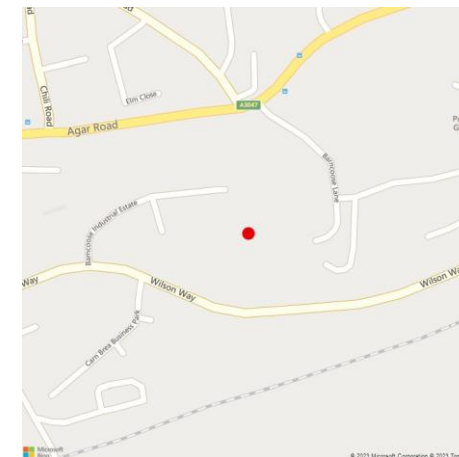
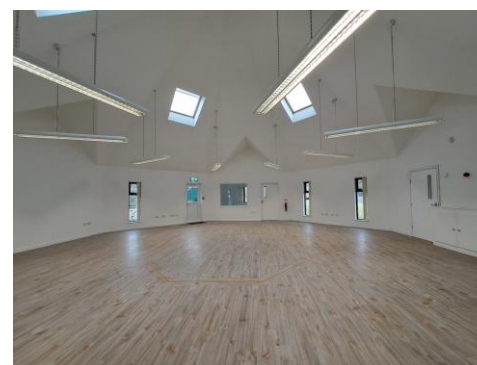
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

The property has not been elected for VAT and therefore, VAT will not be payable.

Further information and viewings:

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



CONTACT THE AGENT

Morwenna Pound

Tel: **07917 916546**

Email: mpound@vickeryholman.com

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP