



To Let

£25,000 pax

Unit 2 Penrose House, Penrose House, Treleigh
Industrial Estate, Redruth, Cornwall TR16 4DE

(2,583 Sq Ft)

240 Sq M

Summary

- Modern high spec business unit
- Situated on the popular Treleigh Industrial Estate
- Constructed to 'BREEAM Excellent' standard
- Well insulated, high performance windows and lighting, low water usage sanitary fittings and ground source underfloor heating, all aimed at significantly reduced running costs for the occupiers

Location:

The unit is located on Treleigh Industrial Estate to the North of the town of Redruth, just off the main A30 trunk road giving good access to the rest of Cornwall and Devon and the M5 at Exeter.

Description:

Modern business unit situated on the popular Treleigh Industrial Estate. The unit has been constructed to 'BREEAM Excellent' standard with high insulation, high performance windows and lighting and low water sanitary fittings as well as ground source heat pumps, resulting in significantly reduced running costs for the occupiers.

The pedestrian door leads to the entrance lobby, with an office to the left hand side and stairs rising to the right. Disabled and standard WC facilities are provided off the lobby.

On the first floor there is further office space and a small store room. Additional ground floor offices and a kitchen have been erected in the corner of the industrial unit. Allocated parking is available, ground floors to 30KN/m2, 5m high clear opening roller shutter doors and separate personnel doors.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Total	2,583	240

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

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.

EPC / MEES:

B (37)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value for Unit 2 will be £23,750 reference 23285730702000 effective from the 1st April 2026.

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

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Terms:

The premises are available by way of assignment of the existing lease which is for a period of 6 years from May 2024 with a break in the Tenant's favour at May 2027. The rent payable is £25,000 per annum.

Legal fees:

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

VAT:

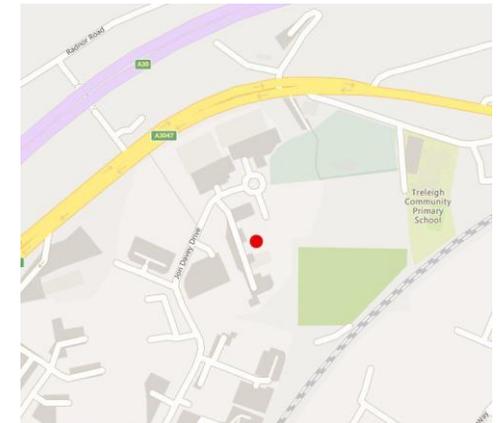
All figures quoted are exclusive of VAT which will be charged on rents and purchase prices at the prevailing rate.

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

Rosie Brenton

Tel: 07917 916546

Email: rbrenton@vickeryholman.com

Evelyn Ferris

Tel: 07553 823176

Email: eferris@vickeryholman.com

Truro Office

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