



**To Let**

**£8,000 per annum**

Unit 9B Triplet Business Park, St. Day, Redruth,  
Cornwall, TR16 5PZ

10,505 Sq Ft  
(975.9 Sq M)

## Summary

- Available from April 2026
- Well connected Business Park
- Close to the A30, Redruth, Camborne and Pool
- Carparking included
- Yard space will be cleared when the current lease ends

## Location:

Triplet Business Park is a well-established industrial estate situated in the Poldice Valley at St Day, in the heart of west Cornwall. It benefits from excellent strategic positioning close to the A30 trunk road, providing direct connections to Redruth, Camborne, Pool and beyond, with Redruth railway station approximately 2.4 miles away.

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:

A rare opportunity to acquire an external yard area with the benefit of a small, detached office building within the established Triplet Business Park at St Day, just off the A30 and close to Redruth, Camborne and Pool.

The site offers a generous surfaced external yard suitable for a variety of commercial uses including storage, distribution, plant and machinery parking or trade yard operations (subject to planning). The yard is accessed via a dedicated entrance, allowing for easy movement of vehicles and equipment, and benefits from secure perimeter boundaries providing privacy and operational flexibility for occupiers.

Adjacent to the yard stands a small single-storey office building, providing essential internal accommodation to support onsite administration, reception or supervisory functions.

## Accommodation:

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

	sq m	sq ft
<b>Yard</b>	963	10,365.65
<b>Office</b>	12.90	138.85
<b>Total</b>	975.9	10,505

## Services:

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

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £6,600, therefore making the approximate Rates Payable £3,293.40 per annum for 2025/26.

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

## Legal fees:

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

## VAT:

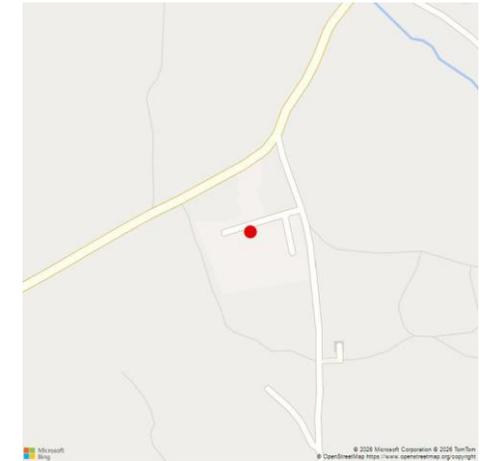
All figures quoted are exclusive of VAT if applicable.

## 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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### Truro Office

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