



**To Let**

**£25,000 pax**

Unit 3 The Dry, Mount Wellington Mine, Bissoe, Truro,  
Cornwall, TR4 8RJ

2,476 - 3,129 Sq Ft  
(230 - 290.7 Sq M)

## Summary

- Rare opportunity
- Ample car parking
- Available immediately
- Close to Truro and A30
- Set over two floors

### Location:

Mount Wellington Mine is set just outside the village of Chacewater, in a quiet, semi-rural valley within mid-Cornwall's historic mining district. The site lies around 4 miles west of Truro and 3 miles south-east of Redruth, offering good access via the nearby A390.

### Description:

The premises consists of a ground and first floor building. The ground floor provides office, storage, kitchen and toilet facilities. The first floor provides bright open plan office space.

The Workshop space adjacent to the Dry is also available in addition to the office space or by way of a separate negotiation. The Workshop space has separate access.

The unit further benefits from generous on-site parking, shared with neighbouring occupiers.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

	sq m	sq ft
<b>Total</b>	290.7	3,129

### Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. 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. Interested parties should make their own enquiries.

### EPC / MEES:

B(26)

### Business rates:

To be confirmed

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

### Terms:

The property is available by way of a new full repairing and insuring lease. The rent for the office is £20,000 pax and £5,000 pax for the workshop.

### Legal fees:

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

### VAT:

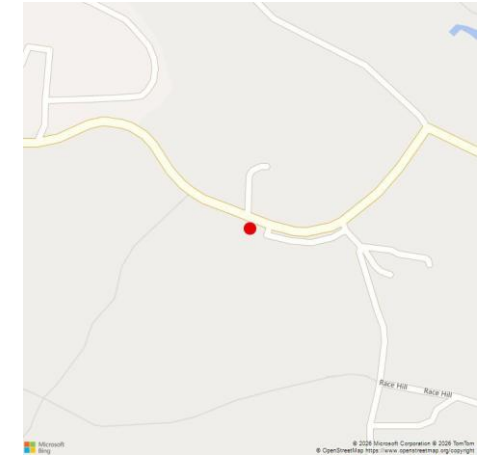
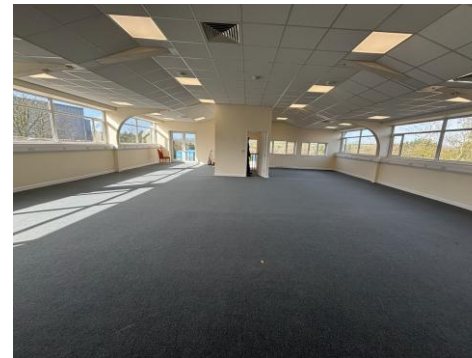
All figures quoted are exclusive of VAT if applicable.

### 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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