



**To Let**

**£12,000 per annum**

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

13,559 Sq Ft  
(1,259.6 Sq M)

## Summary

- Available from July 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 commercial/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 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.

### Accommodation:

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

	sq m	sq ft
<b>Total</b>	1,259.6	13,559

### EPC / MEES:

Not Applicable

### Business rates:

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

[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.

### Money laundering:

Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

### VAT:

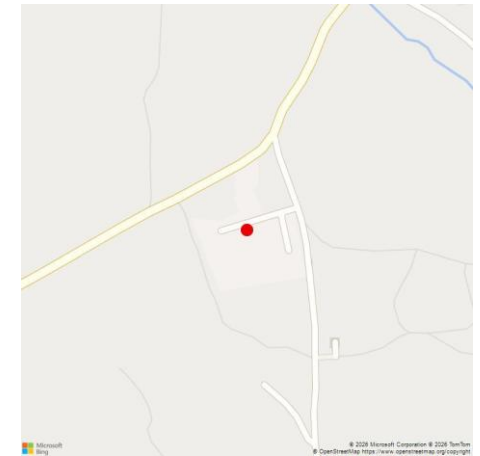
All figures quoted are exclusive of VAT if applicable.

### 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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