Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol



To let

£68,500 pax

Unit C, Treleigh Industrial Estate, Redruth,
Cornwall TR16 4AX

669.73 sq m
(7,209 sq ft)

Summary

- Modern commercial premises
- Leading industrial estate location
- Excellent A30 access
- Suit variety of occupiers
- New lease available
- Occupation from early Spring 2027

Description:

Modern semi detached industrial premises within secure fenced compound with car parking.

This unit is prominently located on the popular Treleigh Industrial Estate and has been used for warehousing and distribution for several years.

Location:

Redruth, with the surrounding towns of Pool and Camborne provide the largest population centre in Cornwall, with a combined population approaching 60,000.

Treleigh Industrial Estate is ideally placed for access to the main A30 trunk road which provides excellent road links to Cornwall and beyond.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

The ground floor comprises warehousing, offices/ reception area WCs and plant room.

To the first floor is a mezzanine area which includes offices and a staff kitchen/ canteen.

	sq m	sq ft
Ground Floor	541.92	5,833
First Floor	127.81	1,376
Total	**669.73**	**7,209**

Services:

We understand that mains electricity, water, gas and drainage are connected to the property however these services have not been tested by the agents. There is some air conditioning and central heating to the GF and the first floor kitchen/ canteen. There is a gas fired space heater in the warehouse area although this is currently not connected. Interested parties should make their own enquiries to ensure services are sufficient for their purposes.

EPC / MEES:

EPC Rating: C (74)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £40,750 effective from 1st April 2026; rates payable for the year 2026/27 approximately £17,600. The billing authority reference number is 23285730550147.

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 lease.
Rental £68,500 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 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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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

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