Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol



For Sale

£54,000 pax

Unit D2 - D4, Formal Business Park, Camborne,
Cornwall TR14 0PY

From 2,091 - 6,283 sq ft
(194.3 - 583.80 sq m)

Summary

- Excellent Access to the A30
- Substantial commercial premises
- Long established trade park
- Suit variety of uses
- Can separately let Unit D3

Location:

The estate is situated on the western edge of Camborne town approximately 1.5 miles from the town centre and immediately adjoining the West Camborne exit to the A30 trunk road, which is dual carriageway to Exeter where it joins the M5.

Camborne enjoys good road communications, being situated on the A30 trunk road which is the main arterial route through Cornwall, providing links to Truro via the A390 which is 13 miles away. Newquay airport is 29 miles from Formal Business Park.

Description:

Commercial premises that have been refurbished to a high standard and are now ready to occupy. The units have excellent roller shutter door access and useful offices. There is a fenced yard included in the demise. Please note that Unit D3 could be let separately if required.

Accommodation:

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

	sq m	sq ft
Unit D2	213.50	2,298
Unit D2a	106	1,141
Unit D3	194.30	2,091
Unit D4	70	753
Total	583.80	6,283

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas of the estate. Please enquire for further information.

Services:

We understand 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:

C (expires June 2036)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current rateable value is £37,750 effective from 1st April 2026 billing authority reference 23275286707048. The approximate Rates payable for 2026/27 are £16,308. Interested parties are advised to confirm the rating liability with Cornwall Council.

Terms:

Units are available by way of a new full repairing lease, for a term of years to be agreed; subject to status.

Legal fees:

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

VAT:

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

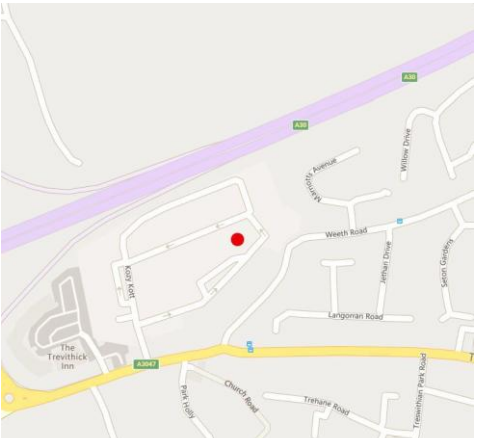
Code for leasing business premises:

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 agents.





CONTACT THE AGENT

Alan Treloar

Tel: **07841 150714**

Email: atreloar@vickeryholman.com

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Truro Office

Walsingham House, Newham Road, Truro,

Cornwall, TR1 2DP

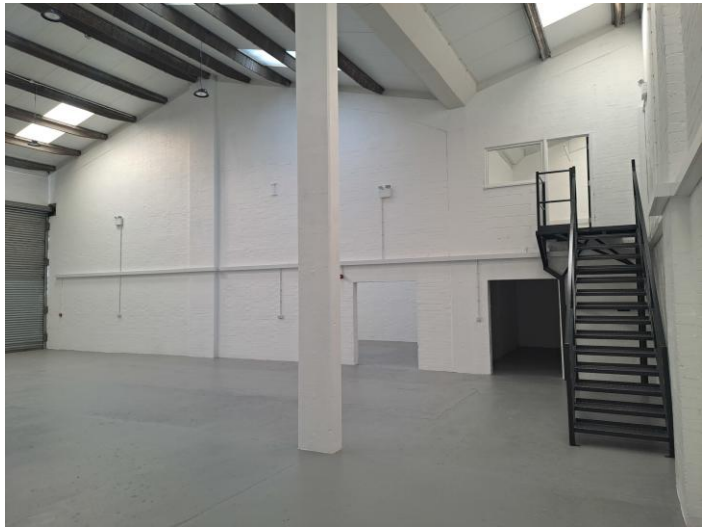
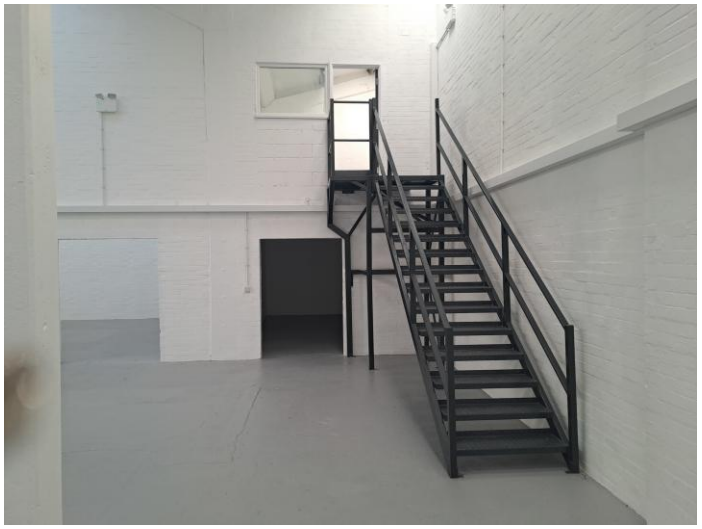
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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk 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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