



To Let

Unit 4, Carn Brea Business Park,
Barncoose, Redruth, TR15 3RR

Industrial trade counter unit

Popular estate location close to A30

Modern unit with parking and loading

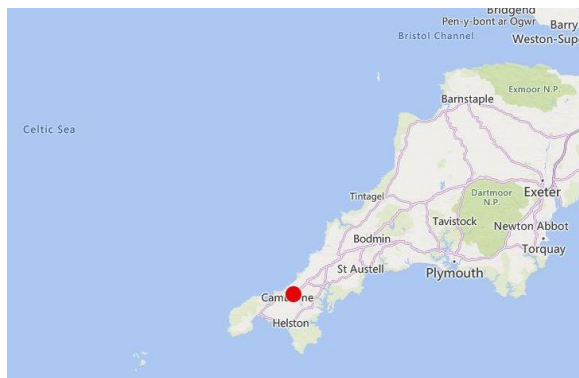
Ground floor GIA 316 sq m (3,406 sq ft) plus
mezzanine

Rent £38,000 pa exclusive

Viewing by prior appointment with
Tom Neville

(01872) 261028

tomneville@scctruro.co.uk



Location

The property is situated on the Barncoose Industrial Estate, Pool. Pool, Camborne and Redruth form the largest conurbation in Cornwall. Barncoose Industrial Estate forms one of the principal estates within the County and is a popular trading location to the south of the A30.

Description

The property comprises a modern semi-detached industrial warehouse unit with parking and loading to the front. The unit is of metal frame construction and provides 6m eaves, a 4.5m electrically operated roller door and large mezzanine floor. Currently the ground floor is arranged as a warehouse, trade counter, office, kitchen and wc with further wc on the mezzanine.

Accommodation

(all areas are approximate and measured on a gross internal basis unless otherwise stated)

Ground Floor:	316 sq m	3,406 sq ft
Mezzanine:	285 sq m	3,063 sq ft
Total:	601 sq m	6,469 sq ft

Tenure

The premises are available by way of a new tenant's fully repairing and insuring lease for a term of 10 years subject to 3 year rent reviews and 5 year break. The quoting rent is £38,000 pax.

The tenant will be liable to an estate service charge for the unit. The Q4 2023 charge was £115 plus VAT. The insurance charge for the year from April 2024 was £1,897.

A rent deposit of a minimum of 3 months, depending upon covenant strength, will be required.

Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of £26,250 effective from 1 April 2023. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is D84.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. We have been informed that this property is elected for VAT, therefore VAT will be charged. However, we suggest all interested parties make their own enquiries.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.



Date: 3 April 2024
Ref: TR2102



Truro Office

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