



To Let

Unit 1, Parc Erissey Industrial Estate, Redruth, TR16 4HZ

Rent £16,170 pa exclusive

133.5 sq m (1,436 sq ft) Gross Internal Area

Allocated Parking

End Terraced Modern Industrial / Warehouse Unit

Established industrial estate close to A30

Available from 14 December 2024

Viewing by prior appointment with
Tom Neville

(01872) 261028

tomneville@scctruro.co.uk

Location & Description

The unit is located on the Parc Erissey Industrial Estate which lies less than 1 mile to the north of the A30, on the east side of the Redruth to Portreath road.

Unit 1 comprises an end terraced unit and forms part of a courtyard of small industrial units. The unit is of steel-framed construction with pedestrian and roller door to the front elevation and has a minimum eaves height of approximately 4m. Internally, the unit has an office and lobby to the front and WCs and kitchen to the rear. Externally, there is a shared forecourt area with dedicated car parking to the side providing 6 spaces. Adjacent occupiers include Amazon, DHL and Autoglass.

Accommodation

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

Gross Internal Floor Area: 133.5 sqm (1,436 sq ft)

Tenure

The premises are available by way of a new lease for a minimum term of 5 years drawn on equivalent full repairing and insuring terms. The quoting rental is to be £16,170 pax. The unit is available from 14 December 2024

Service Charges

The tenant will be liable to contribute a fair proportion towards a communal estate service charge. For the 12 months to 30 June 2023 the service charge was £295.82 + VAT. Insurance recharge for the period 1 July 2024 to 30 June 2025 is £415.76 + VAT.

Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of £10,000 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 is E110.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. We are advised that VAT is payable on the rent. However, we suggest all interested parties make their own enquiries.

Legal Costs

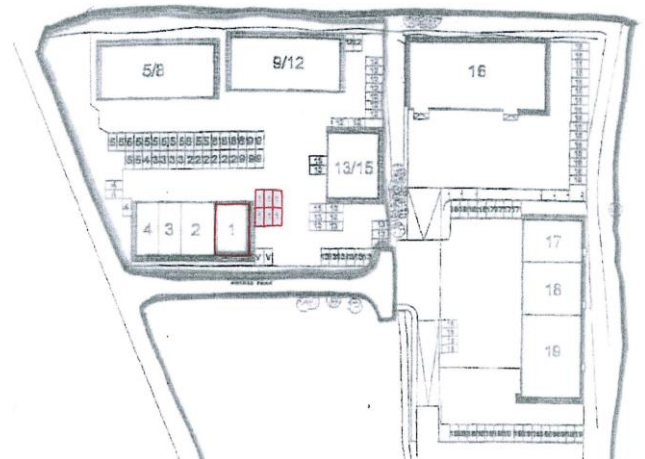
Each party to bear their own legal costs incurred in the transaction.

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

Joint Agent: BLS Estates 01872 222777

Date: 12 June 2024

Ref: TR2158



For Identification Purposes Only



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