

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## UNIT A5, CARDREW BUSINESS PARK, REDRUTH, TR15 1SQ

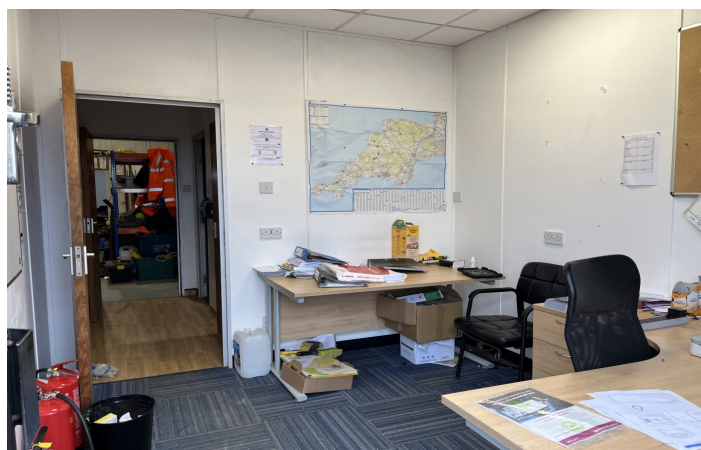
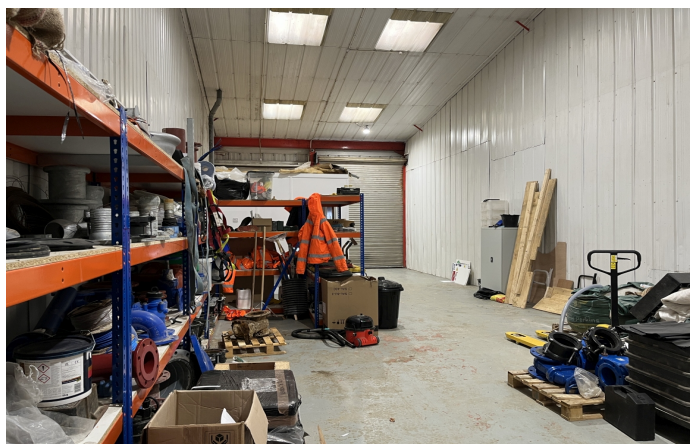
A purpose built industrial unit of steel portal framed construction with profile steel sheet cladding.

The premises are very light including glazing in the front elevation together with light panels within the roof cladding.

An internal office and W.C. is present.

- **INDUSTRIAL PREMISES**
- **1,142 SQ FT (106 SQ M)**
- **WITHIN EASY REACH OF THE A30**
- **POPULAR TRADING LOCATION**
- **NEW LEASE AVAILABLE**
- **EPC C53**

**£11,000 PER ANNUM EXCLUSIVE**



#### LOCATION:

The premises are well located on Cardrew Business Park which adjoins Stanley Way the principal access route through Cardrew Industrial Estate. They are situated approximately 1 mile from the A30 Trunk road and are located within a good mix of businesses including:- Camel Glass and Joinery, Mobile Windscreens, Boosters Ltd, and The Smart Repair Co.

#### DESCRIPTION:

A purpose built industrial unit of steel portal framed construction with profile steel sheet cladding. The premises are very light including glazing in the front elevation together with light panels within the roof cladding. An internal office and W.C. is present.

#### SCHEDULE OF ACCOMMODATION:

All areas and dimensions are approximate.  
Gross Internal Area 1,142 Sq Ft (106 Sq M)  
Inner Eaves Height - 4.77m  
Maximum Internal Height 5.37m  
Parking - Parking Outside for 2 vehicles.  
Door Width - 2.60m Door Height 3.71m

#### TENURE / LEASE TERMS:

The premises are offered by way of a new effective full repairing and insuring lease, the terms of the lease are open to negotiation. There is a maintenance rent equivalent to 12.5% of the annual rental which covers the landlords' costs of maintaining the exterior of the building and common parts of the estate.

Security of Tenure: The Security of Tenure Provisions of the Landlord & Tenant Act 1954 part II sections 24-28 will not apply.

#### VAT:

All the above prices/rentals are quoted exclusive of VAT, which is payable upon the rent and service charge.

#### LEGAL COSTS:

The incoming lessee to bear the landlords reasonably incurred legal costs in connection with the transaction.

#### BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £8,400. For small business holders with just one premises this is below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is within Band C (53).

#### VIEWING AND CONTACT INFORMATION:

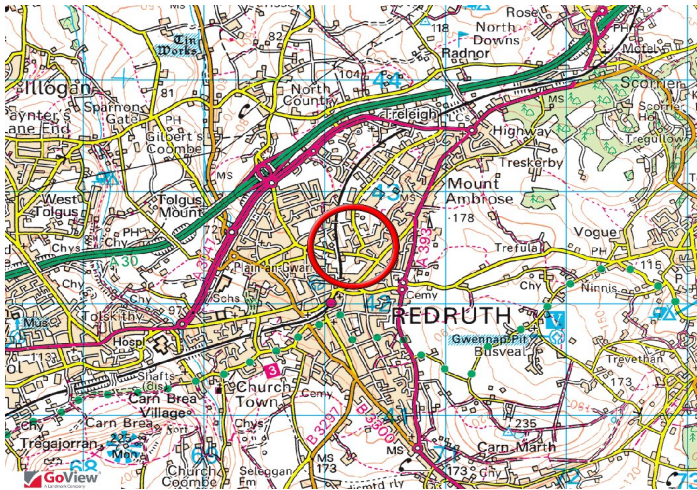
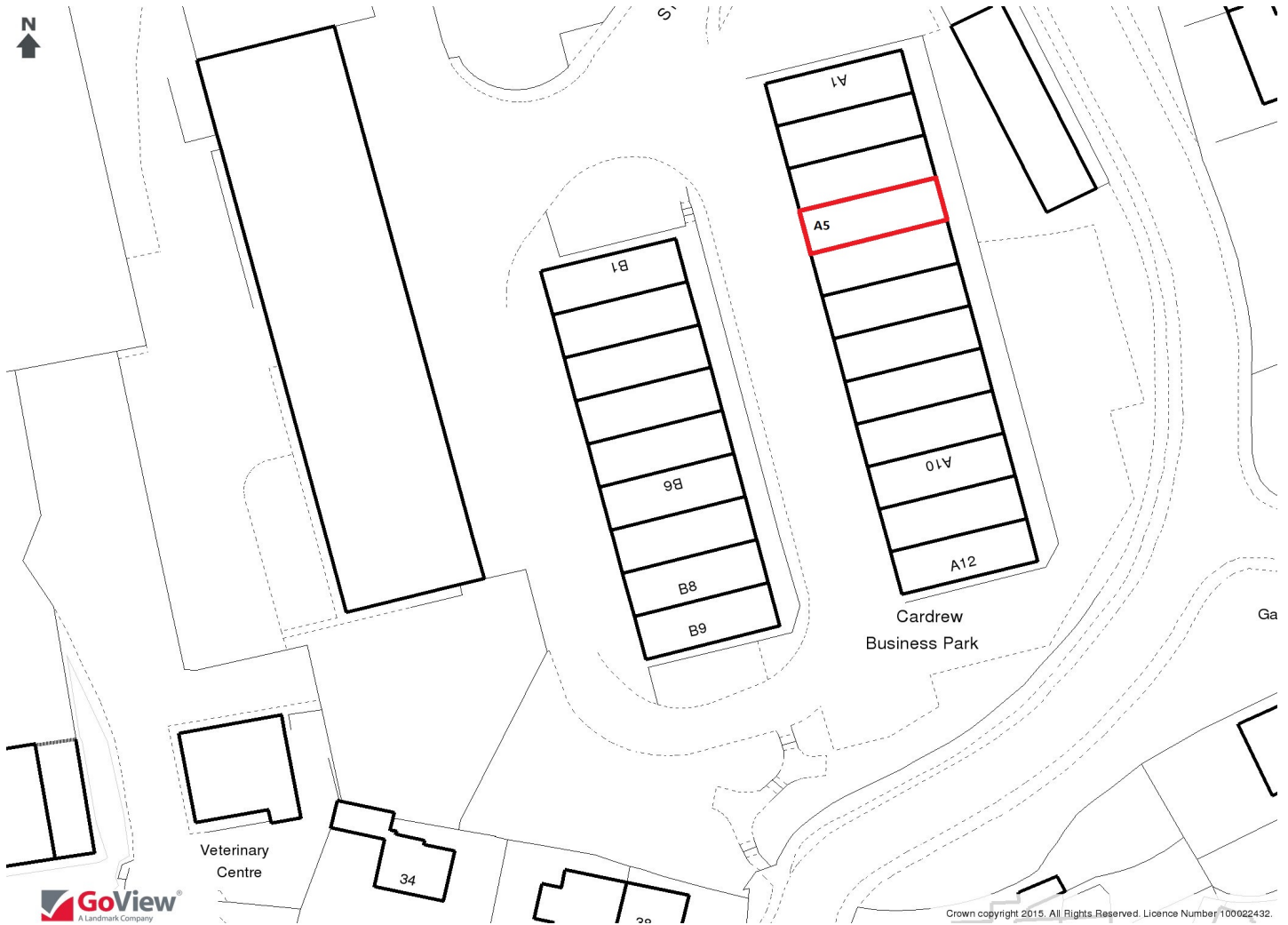
Strictly through Miller Commercial. Please contact either:-

**Thomas Hewitt** on 01872 247025

Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

**Mike Nightingale** on 01872 247008

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**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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