

Miller Commercial

Chartered Surveyors and Business Property Specialists



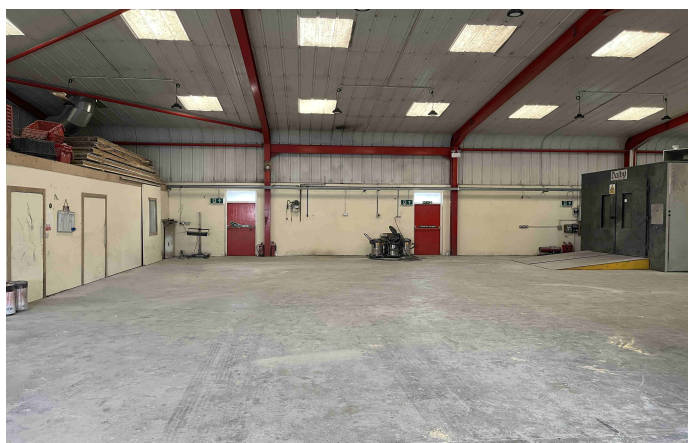
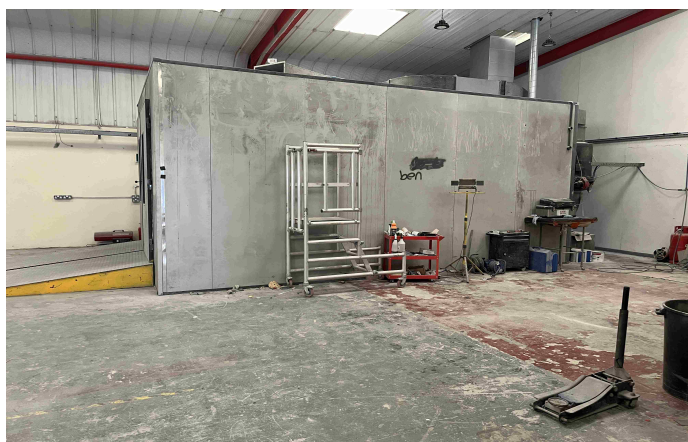
UNIT B1-B4, STANLEY WAY, CARDREW BUSINESS PARK, REDRUTH, TR15 1SQ

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

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

- PURPOSE BUILT INDUSTRIAL UNITS
- NEW LEASE AVAILABLE
- ESTABLISHED TRADING ESTATE LOCATION
- CONVENIENT FOR A30
- ENERGY PERFORMANCE CERTIFICATE ORDERED
- 4,554 SqFt (423 SqM)
- EPC C66

£45,680 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, etc.

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.

The premises have most recently been used as a vehicle bodyshop and the spray booth is potentially available for the next tenant to purchase.

SCHEDULE OF ACCOMMODATION:

According to the Valuation Office Agency the property measures approximately 4,554 Sq Ft (423 Sq M)

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.

VAT:

This property has been elected for VAT

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction. The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

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 £25,750 as per the 2023 assessment. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is with band C (66).

LOCAL AUTHORITY:

Cornwall Council

General Enquiries: 0300 1234 100

Planning: 0300 1234 151

www.cornwall.gov.uk

VIEWING AND CONTACT INFORMATION:

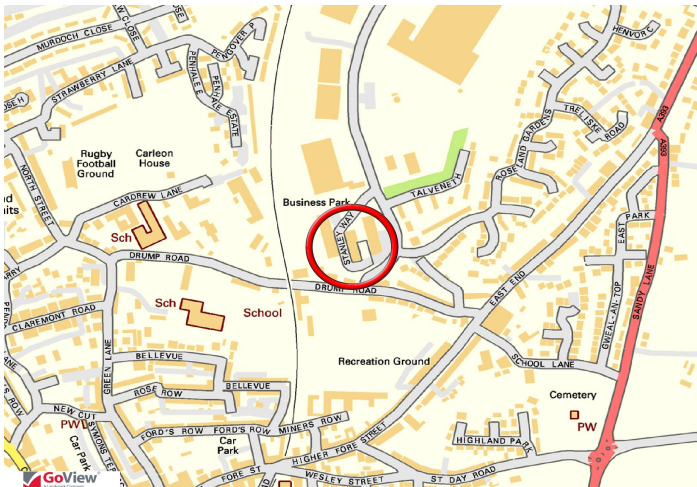
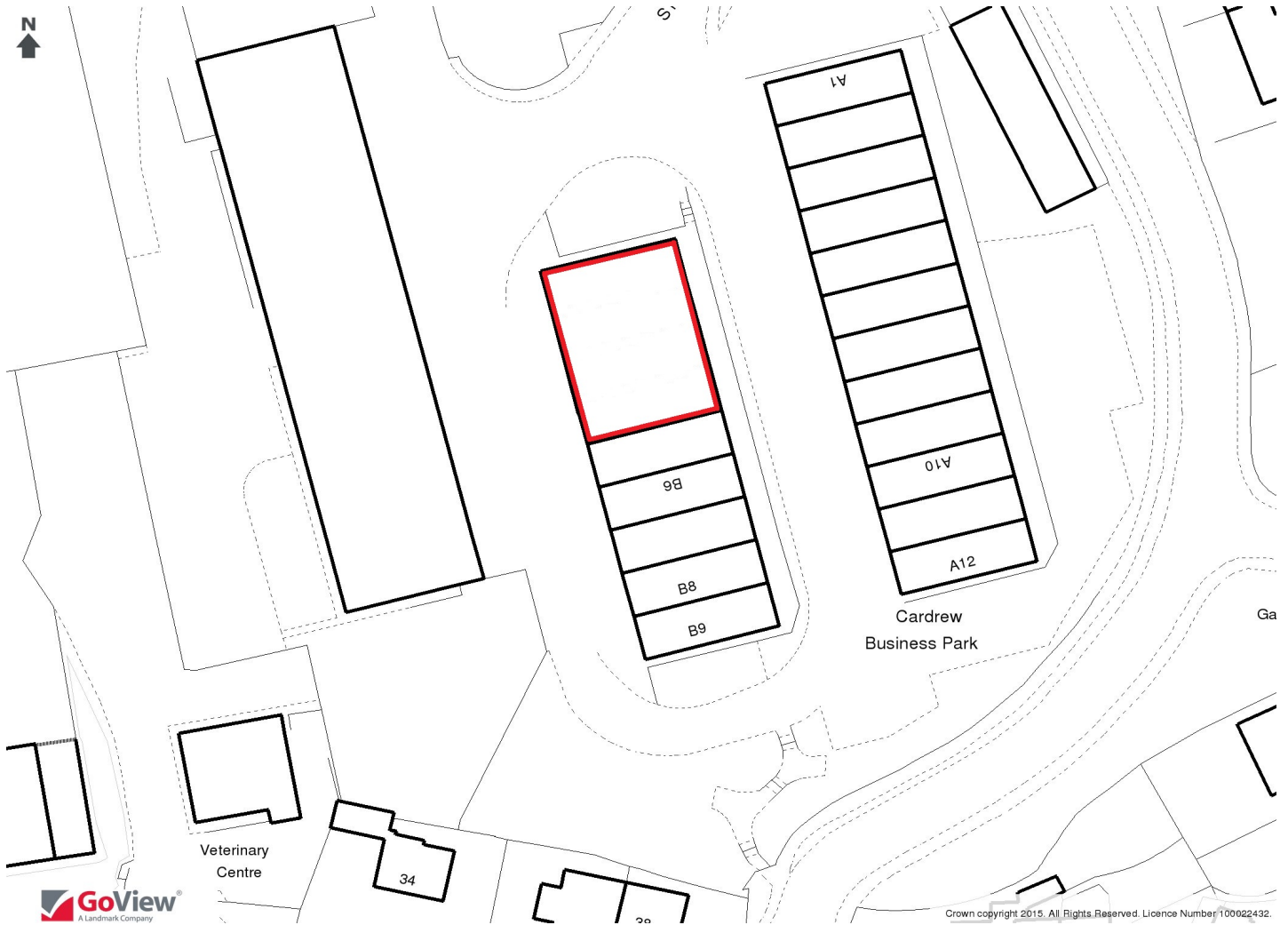
Strictly through Miller Commercial. Please contact either:-

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