



To Let

£40,000 per annum

Agar House, Agar Way, Redruth, Cornwall, TR15 3SF

**8,075 Sq Ft
(750.2 Sq M)**

Summary

- Well located commercial unit close to the A30, Camborne, Pool and Redruth
- Open plan unit with office accommodation
- Yard included
- Roller shutter door access
- Large mezzanine included

Location:

The unit is located on Agar Way, Pool, Redruth close to Heartlands, Cornwall College and Pool Innovation Centre.

Pool benefits from good transport links by the A30, as well as main line railway stations in both Camborne and Redruth nearby. The Camborne/Pool/Redruth conurbation is the most populated part of Cornwall with a combined urban population of around 59,100 (NOMIS Census) and has undergone significant regeneration in recent years.

Description:

Agar House is a well presented commercial unit that provides an open plan industrial space as well as office space at the front of the unit. The unit also benefits from having a dedicated reception area, a new roller shutter door and an extensive first floor mezzanine. Externally the unit benefits from a secure yard with direct access into the unit. There is also parking at the front of the property.

Accommodation:

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

	sq m	sq ft
Unit	541	5,829
Mezzanine	209	2,246
Total	750.2	8,075

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:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £14,500 effective from the 1st April 2023 reference 23327578501127.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

One unit is available by way of a new full repairing and insuring lease at £40,000 pax, all other terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

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 sole agents.



CONTACT THE AGENT

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