

# Summary

Well located commercial unit

close to the A30, Camborne, Pool

- 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.

<u>Contact</u> 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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tery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to wilessingbusiness premises out kfor further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agenets they are, give notice that 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given nout responsibility and any intending purchasers or tenants should not rely on them as tatements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the logiorment of Vickery Holman has any authority to make or give any representation or this property.

