

LIGHT  
INDUSTRIAL

WAREHOUSE

DISTRIBUTION

# Units to let B2, B3 & B4

FROM c.4,424 SQ FT - 13,774 SQ FT



Formal  
Business Park

**Formal**  
Business Park

Treswithian Road, Camborne TR14 OPY

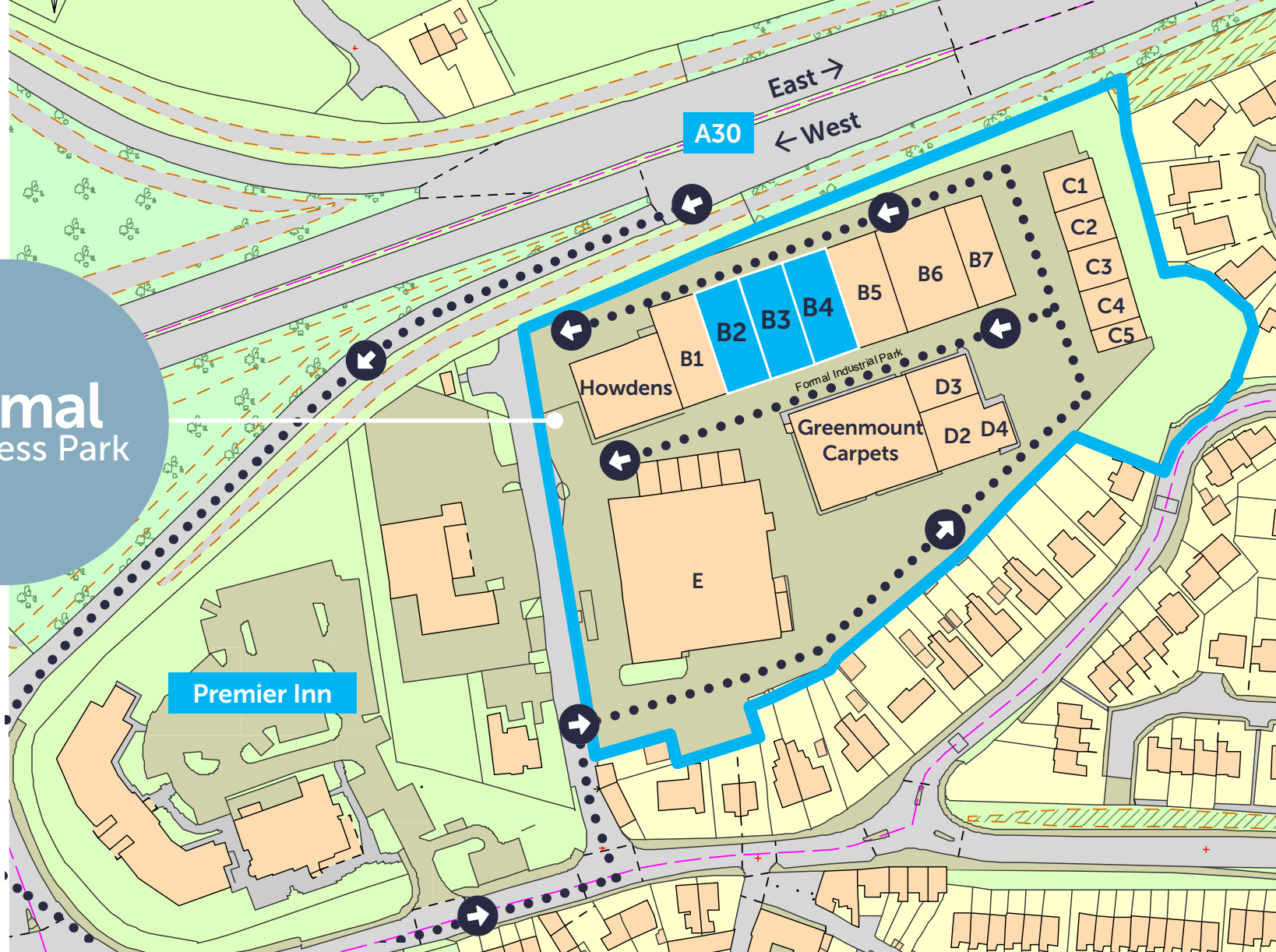


## Formal Business Park

B2, B3 & B4  
TOTAL GIA  
13,774 sq ft

Unit B2	4,919 sq ft
Unit B3	4,431 sq ft
Unit B4	4,424 sq ft

Gross Internal Area Total 13,774 sq ft



# Formal Business Park

Treswithian Road, Camborne TR14 0PY

## Property Summary

A substantial warehouse with a total GIA of 13,774 sq ft available on a leasehold basis. The unit is divided into 3 units of circa 4,500 sq ft and could be split. The eaves heights are a minimum of 6.9m and a maximum of 9.5m.

The unit(s) are available with the benefit of a new lease.

Min Eaves	6.9m
Max Eaves	9.5m
Loading doors	3
Door Heights	5.1m
Door Widths	4.9m

Energy  
Performance  
Rating (C-74)

Excellent  
access  
onto A30

Substantial  
industrial  
premises

Could be  
split into 3  
separate units

Good  
eaves  
height  
6.9 - 9.5m

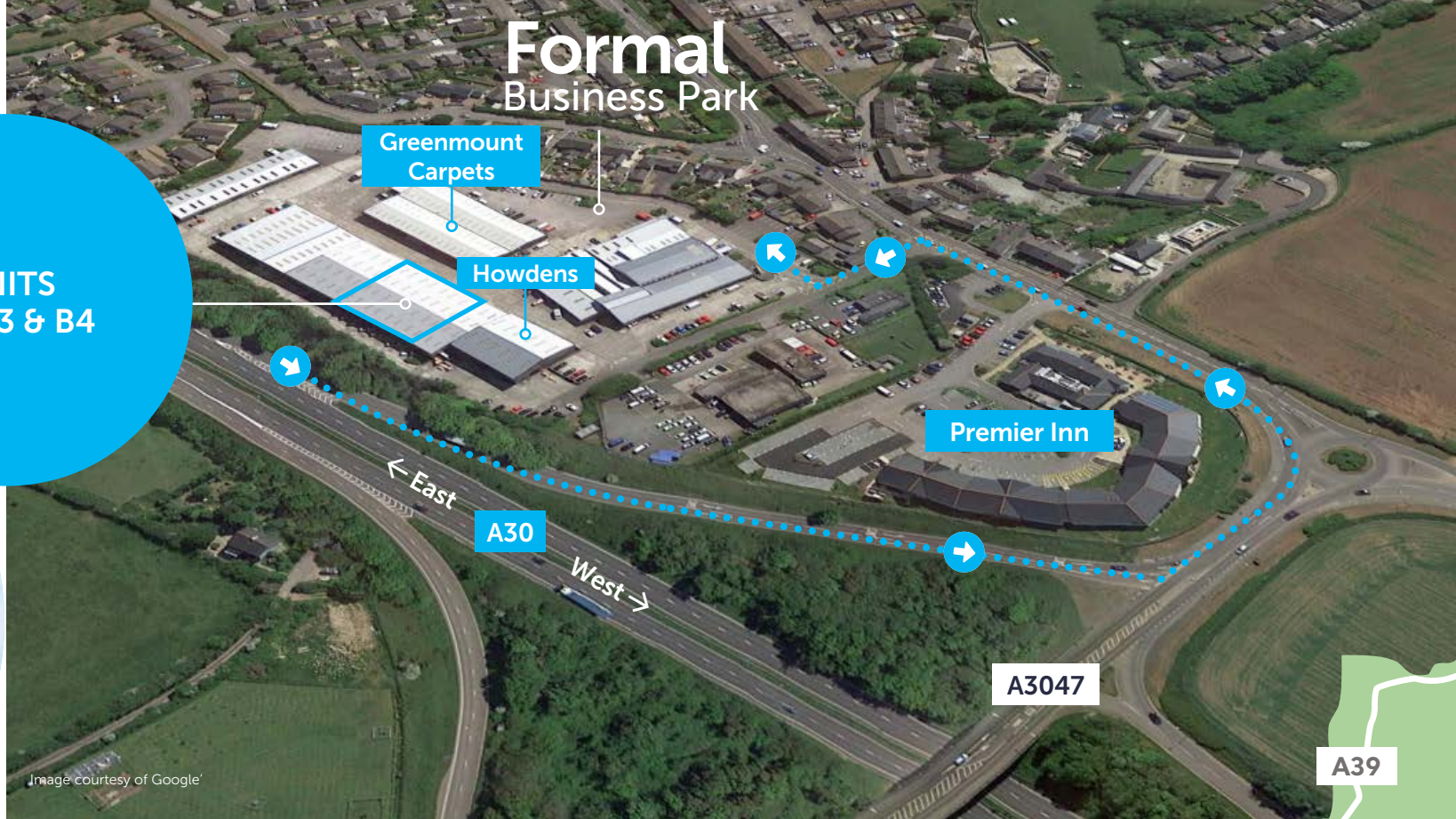
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**UNITS  
B2, B3 & B4**



### Excellent Access to the A30

The estate itself is situated on the west edge of Camborne town approximately 1.5 miles from Camborne Town Centre, immediately adjoining the West Camborne exit to the A30 trunk road, which is dual carriageway from Exeter.

Camborne enjoys good road communications, being situated on the A30 trunk road which is the main arterial route through Cornwall, providing links to Truro via the A390 which is 13 miles away. Newquay airport is 29 miles from Formal Business Park.



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## Planning

The units would be suitable for Class B1 (Office & Light Industrial), B2 (General Industrial) or Class B8 (Storage and Distribution) subject to necessary consents. Interested parties are advised to make their own enquiries with Cornwall County Council.

## Business Rates

Currently Rateable Value of £50,000 pa as a single unit. Contact Cornwall Council Business Rates for further details on 0300 1234171

## Estate Service Charge

An Estate Service Charge will be payable towards the management and maintenance of the common parts of the Estate.

## Utilities

Electricity and water is available to each unit. There is gas to the rear but not connected into units.

## Tenure

Tenure Units are available by way of a new Full Repairing Lease, for a term of years to be agreed, subject to status.

## Rent

Upon application.

## VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

## Legal Costs

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

## Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

## Viewings

For further information, please contact the joint agents below:

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract. October 2020