

# GROUND FLOOR OFFICES, CARDREW HOUSE, STANLEY WAY, REDRUTH, TR15 1SP



- GROUND FLOOR OFFICE SUITES - TO LET
- EXCELLENT LINKS TO A30
- FROM 1470 SQ FT TO 3245 SQ FT (137 SQ M TO 301 SQ M)
- ENERGY PERFORMANCE ASSET RATING C(59)

FROM £15,000 PER ANNUM  
LEASEHOLD

## Miller Commercial

The business property specialists





## LOCATION

The property lies at the heart of the established Cardrew Trading Estate, close to Redruth with good links to the A30.

## PROPERTY

The property is laid out as several individual cellular offices which can quite easily be changed to create larger offices if required by moving out the existing partitions. The office benefits from a modern LED lighting system, central heating and is fully networked. Each suite comes with a minimum of 6 parking spaces although more could be made available.

## ACCOMMODATION

All areas and dimensions are approximate and based on Net Internal Area.

### Suite 1

Offices - 1684 sq ft (156.5 sq m) - configured as 6 offices and reception.

Kitchenette 55 sq ft (5.1 sq m)

Server Room/Store 35 sq ft (3.3 sq m)

Male and Female WCs

### Suite 2

Offices (comprising 5 rooms plus server room) 1332 sq.ft (123.8 sq.m)

Kitchen/Staff Room 138 sq.ft (12.8 sq.m)

Use of Shared WC's

Outside Parking for minimum of 12 vehicles

## SERVICE CHARGE

A service charge is administered in respect of maintenance of the exterior of the building and common areas. This is estimated at £500 per unit per quarter.

## LEASE TERMS

The premises are available by way of a new proportional full repairing and insuring leases with remaining terms to be agreed.

Suite 1 is available at an asking rental of £17,500 and Suite 2 at £15,000 per annum.

## LEGAL COSTS

The incoming tenant is to bear the landlord's reasonable legal costs in connection with the transaction.

## BUSINESS RATES

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C (59).

## LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## VAT

All the above prices/rentals are quoted exclusive of VAT, which is payable on all charges

## CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk) or

Tom Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)



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**VIEWING:** Strictly by prior appointment through Miller Commercial.



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