

SERVICED OFFICES, UNIT B, TRELEIGH INDUSTRIAL ESTATE, REDRUTH, TR16 4AX



- TO LET
- WELL PRESENTED GROUND FLOOR OFFICE OF 590 SQ FT (55 SQ M)
- NEW LEASE AVAILABLE FROM THE LANDLORD
- SHARED USE OF KITCHENETTE, RECEPTION AND MEETING ROOM
- ADDITIONAL STORAGE / WAREHOUSE SPACE AVAILABLE BY SEPARATE NEGOTIATION
- FURNITURE AVAILABLE IF REQUIRED

**£6,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Treleigh Industrial Estate is conveniently located close to Redruth and the main A30 trunk road in the heart of Cornwall which gives good access to the rest of the County and M5 at Exeter.

DESCRIPTION

Light, bright offices situated on the ground floor of this modern industrial building. They comprise a main office, a second private office, meeting room and staff room as well as male and female toilets and kitchenette.

There is the potential for additional warehouse or storage space available by separate negotiation.

ACCOMMODATION

Offices 590 sq ft (55 sq m) including main office, private office, staff room and meeting room.

LEASE TERMS

The premises are offered by way of a new 3 year lease at a rent of £6,000 pa plus VAT.

SERVICE CHARGE

There is a service charge which includes business rates, buildings insurance, cleaning of communal areas, electricity, water and gas central heating costs. Service charge is fixed at £1,000 per annum plus VAT.

LEGAL COSTS

The ingoing tenant is responsible for both their own and the landlord's reasonable legal fees in relation to this transaction.

BUSINESS RATES

Business rates are included within the service charge.

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
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

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D (77).

CONTACT INFORMATION

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

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or
Robert Sloman on 01872 247004 or via email rs@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract; **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

VIEWING: Strictly by prior appointment through Miller Commercial.



ESTATES GAZETTE Awarded
MILLER COMMERCIAL
Cornwall's Most Active Agent
2011 - 2012 - 2013 - 2014 - 2015 - 2016



Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management
Property Investment Agency • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property

Miller Commercial

