

TOLVADDON BUSINESS PARK

TOLVADDON, POOL, CORNWALL TR14 0HX

To Let

HIGH QUALITY MODERN OFFICES



Tolvaddon Office Park provides business occupiers the opportunity to secure high quality office space within a prestigious office park on new leases directly from the landlord. Office suites on the park vary in size from 625-4,500 sq ft, therefore catering to a wide range of occupiers.

Description

Constructed in 2000, Tolvaddon Business Park is the most environmentally enhanced business park of its time in Cornwall, providing high quality open plan office accommodation of various sizes. The park provides 19 individual office suites in single storey structures of brick construction with pitched roofs. The office suites all have their own separate access.

The internal specification includes:

- Open plan office accommodation
- Carpeted flooring
- Perimeter trunking
- Diffused lighting
- Male and female toilets
- DDA Compliant
- Kitchenette facilities
- Geothermal heating ranging from 4kws to 20kws
- Plaster and painted walls

Generous parking is available for all office suites, providing a minimum ratio of (1:264 sq ft).





Accommodation

The business park provides the following suites:

Unit Number	Area (Sq Ft)	Area (Sq M)
Crofty		
Unit 1, North Crofty	2,555	237.6
Unit 2, North Crofty	2,555	237.6
Unit 1, South Crofty	4,587	426.6
Unit 1, East Pool	1,028	95.6
The Setons		
Unit 1, The Setons	2,281	212.1
Unit 2, The Setons	2,281	212.1
Unit 3, The Setons	976	90.8
Unit 6, The Setons	988	91.9

Unit Number	Area (Sq Ft)	Area (Sq M)
Wheal Agar		
Unit 1, Wheal Agar	988	91.9
Unit 2, Wheal Agar	625	58.1
Unit 3, Wheal Agar	625	58.1
Unit 4, Wheal Agar	625	58.1
Unit 5, Wheal Agar	625	58.1
Unit 6, Wheal Agar	834	77.6
East Pool		
Unit 2, East Pool	1,028	95.6
Unit 3, East Pool	1,334	124.1
Unit 4, East Pool	1,334	124.1

Lease Terms

- New leases will be drafted on effective full repairing and insurance terms with a service charge covering external maintenance, security and landscape, details of which can be provided upon request.
- All other terms of the lease are open for negotiation.
- All rents quoted are exclusive of outgoings and VAT.

Business Rates

All parties will be responsible for their own business rates and should make enquires with the valuation office www.voa.gov.uk or call 0300-1234-171.

EPCs (Energy Performance Certificates)

EPCs are available for all suites upon request

Location

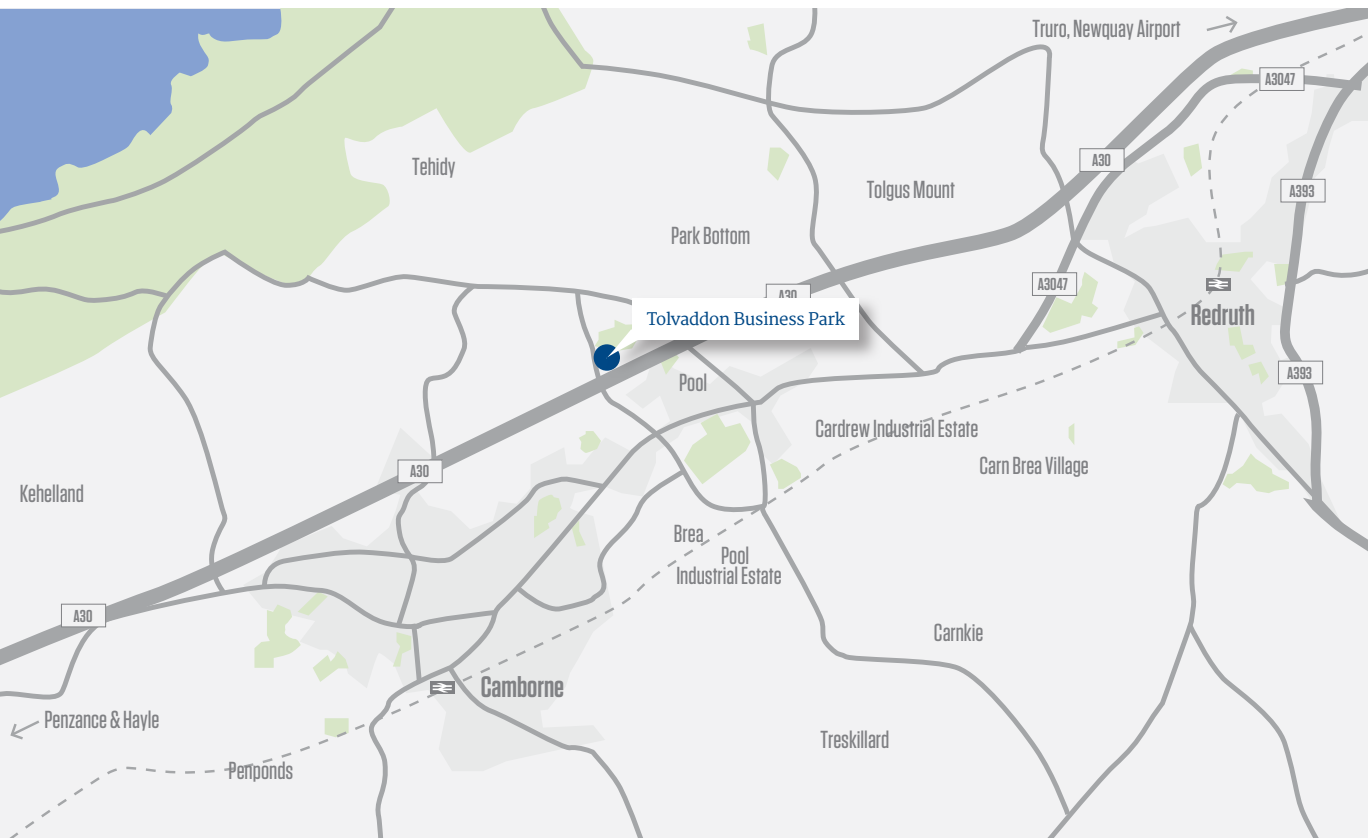
Tolvaddon is a small settlement on the outskirts of Camborne and Pool in south west Cornwall.

Tolvaddon is accessed via the A30 dual carriageway which connects with the M5 motorway at Exeter, approximately 100 miles distance to the east. Truro is located approximately 15 miles to the east of the property.

Redruth and Camborne are 4 and 2 miles distance respectively and both provide a variety of local shops and amenities.

Both towns have a main line rail connection to London Paddington.

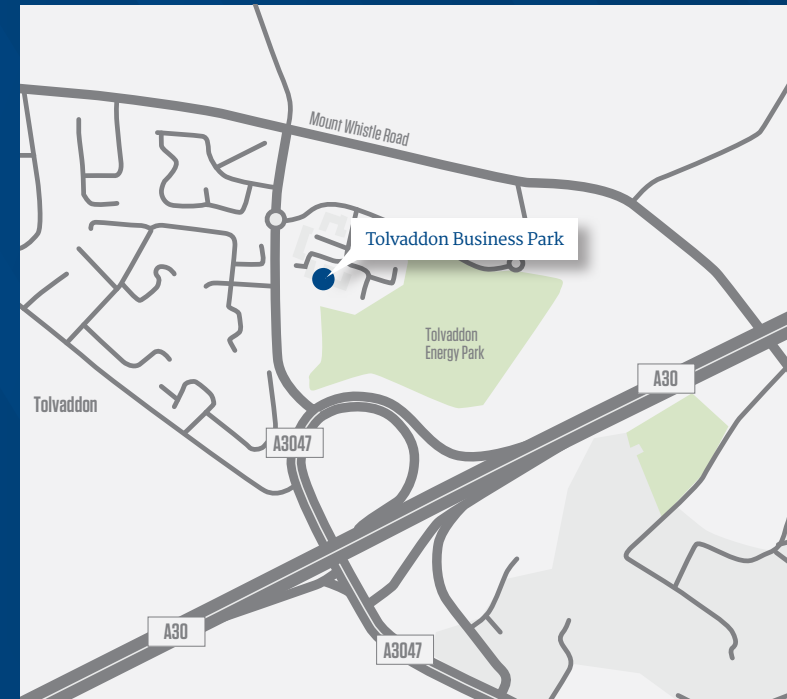
In addition there are regular bus services provided in Tolvaddon.



Situation

Tolvaddon Business Park is conveniently located just north of the A30 dual carriageway and is located around 3 miles from the spectacular North Cornish coastline. Nearby occupiers include Pool Innovation Centre, Cornwall Fire & Rescue Service headquarters, Cornwall College, Western Power Distribution, B&Q, Tesco and Halfords, Carpet Right, Pets at Home and Bensons for Beds.

Existing occupiers within Tolvaddon Business Park include a wide variety of businesses; Advanced Housing and Support Ltd, LumiraDx, British Red Cross, Hydrock Consultants Ltd, Bradleys Surveyors Ltd., Acorn Academy Cornwall and GPJ Consulting Engineers Ltd.



Further Information

For further information or to arrange an inspection please contact:

Thomas Smith

T: 01872 247013

Email ts@miller-commercial.co.uk



Misrepresentation Act 1967 IMPORTANT. These particulars do not form part of any contract. Neither Agents, are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. 2016