

# UNIT 6 WHEAL AGAR, TOLVADDON BUSINESS PARK, POOL, TR14 0HX



- HIGH QUALITY OFFICE PREMISES
- GROUND SOURCE HEAT PUMPS
- NET INTERNAL AREA 837.2 SQ.FT (77.8 SQ.M)
- CONVENIENT FOR A30
- ENERGY PERFORMANCE ASSET RATING - C

£8,500 PER ANNUM EXCL

## Miller Commercial

The business property specialists





## DESCRIPTION

At the time of construction Tolvaddon Energy Park was the most environmentally advanced business park in Cornwall. Development was funded through a £4 million investment from the South West Regional Development Agency and the Objective One European Funding Programme. The project is a flagship commercial development heralding the very best environment friendly and sustainable construction techniques for modern buildings.

Tolvaddon is situated in very close proximity to the A30.

## UNIT 6 WHEAL AGAR

As mentioned, this is linked with unit 5 but could be blocked up. The NIA measures 837.2 sqft (77.8 sqm). With this unit are 3 allocated parking spaces. Guide Rent is £8,500 pax.

## LEASE

Should you be looking at taking a lease then it will be on FRI terms for a minimum period of 5 years

## SERVICE CHARGE

There is a service charge on these premises which is estimated at £1.50 per sqft.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's legal costs in preparing the lease whether it completes or not. In a freehold transaction then each party will be responsible for their own legal costs.

## TENURE

The property is available by way of the leasehold interest.

## LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

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

## 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.

## 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

## SUPERFAST BROADBAND

For more information on whether the premises are capable of benefitting from the new high speed fibre-based broadband connection visit <http://www.superfastcornwall.org/>.

## VAT

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

## CONTACT INFORMATION

For further information or an appointment to view please contact Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)



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