

# Miller Commercial



Chartered Surveyors and Business Property Specialists



## Unit A7/A8 Cardrew Business Park, Stanley Way, Redruth TR15 1SS

- PURPOSE BUILT INDUSTRIAL UNIT
- ESTABLISHED TRADING ESTATE LOCATION
- CONVENIENT FOR A30
- NEW LEASE OFFERED - FLEXIBLE TERMS
- AVAILABLE JANUARY 2022
- ENERGY PERFORMANCE ASSET RATING - D(97)

£18,300 Per Annum Excl Leasehold



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

## LOCATION

The premises are well located on Cardrew Business Park which adjoins Stanley Way the principal access route through Cardrew Industrial Estate. They are situated approximately 1 mile from the A30 Trunk road and are located within a good mix of businesses including:- Camel Glass and Joinery, Mobile Windscreens, Aspen and Ash Joiners, Boosters Ltd, Roberts Flooring and EDT Services.

## DESCRIPTION

A purpose built industrial unit of steel portal framed construction with profile steel sheet cladding. The premises are very light including glazing in the front elevation together with light panels within the roof cladding. They are currently presented as open space however an office and w.c can be installed to a tenant's requirements.

## ACCOMMODATION

All areas and dimensions are approximate.

Gross Internal Depth - 17.94m

Gross Internal Width - 11.83m

Gross Internal Area 212.2 sq.m (2284 sq.ft)

Inner Eaves Height - 4.77m

Maximum Internal Height 5.37m

Parking - Parking Outside for 4 vehicles plus overflow parking nearby

Door Width - 2.60m Door Height 3.71m

## TENURE

The premises are offered by way of a new internal repairing and insuring lease at a commencing rental of £18,300 per annum exclusive. The terms of the lease are open to negotiation. There is a maintenance rent equivalent to 12.5% of the annual rental which covers the landlords costs of maintaining the exterior of the building and common parts of the estate.

## LEGAL COSTS

The ingoing lessee to bear the landlord's reasonably incurred legal costs in connection with the transaction.

## 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 government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £11,500. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

## SERVICES

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

Western Power: 0845 601 2989

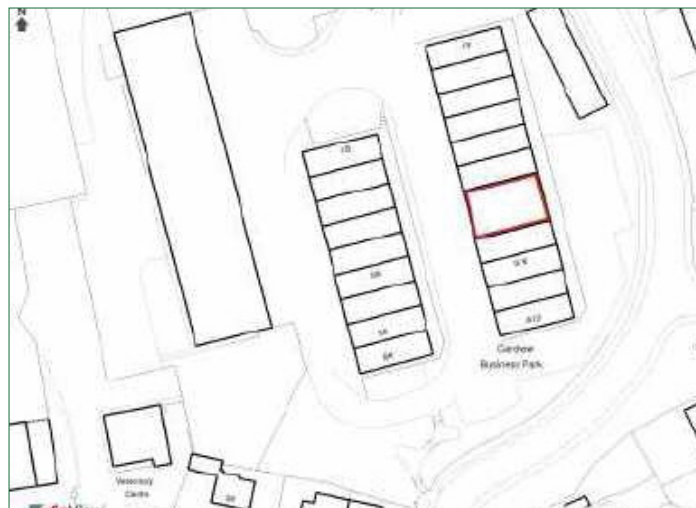
South West Water: 0800 169 1144

Transco: 0800 111 999

## VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, which is payable upon the rent and service charge.

## ENERGY PERFORMANCE CERTIFICATE



The Energy Performance Rating for this property is within Band D (97).

## 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)

VIEWING: Strictly by prior appointment through Miller Commercial.

**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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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