



# To Let

On Behalf of CMR Estates Ltd

Viewing by prior appointment with  
Adam Beverley-Jones

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## Unit 9-10 Parc Erissey Industrial Estate, Redruth, TR16 4HZ

Rent £14,500 pa exclusive

218 sq m (2,344 sq ft) Gross Internal Area

Roller Door and Allocated Parking

Semi-Detached Modern Industrial/Warehouse Unit

Minimum Eaves Height approx 3.5m (11.5 ft)

Established industrial estate close to A30

Suitable for uses within B1, B2 and B8

## Location & Description

Unit 9-10 is located on the Parc Erissey Industrial Estate which lies approximately 1 mile to the north of Redruth, off the Redruth to Portreath road. Parc Erissey lies in close proximity to the main A30 trunk road and is well placed to serve mid and west Cornwall. Unit 9-10 comprises a semi-detached unit and forms part of a courtyard of small industrial units.

The unit is of steel-framed construction with steel cladding and brick panels to the walls and grey plastic coated profiled steel panels to the roof. The front elevation comprises a separate glazed entrance together with a loading access door. The unit has a minimum eaves height approximately 3.5m (11.5 ft).

Internally, the unit has 2 wcs and lobby area to the rear. Externally, there is a shared forecourt area with dedicated car parking.

TOTAL GROSS INTERNAL FLOOR AREA:  
218 SQ M (2,334 SQ FT)

## Tenure

Leasehold; £14,500 per annum (exc. VAT)

Minimum 3 year lease subject to covenant strength.

Longer Lease Available.

## Service Charge

The tenant will be liable to contribute a fair proportion towards a communal estate service charge. As an indication the charge was £170 for year July 2013 – June 2014.

## Insurance

The tenant will be liable to contribute a fair proportion of the cost of insurance.

## Planning

We are advised the unit has B1, B2 and B8 uses.

Potential purchasers are advised to make their own enquiries to Cornwall Council; Tel: 0300 1234 151; Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk); [Cornwall.gov.uk](http://Cornwall.gov.uk).

## Rateable Value

The property is assessed under the 2017 rating list as having a rateable value of £11,500. Interested parties should make their own enquiries of the local billing authority to ascertain the exact rates payable.

Cornwall Council, Carrick House, Pydar Street, Truro, TR1 1EB, Tel: 01872 224397, Email: [revenues@cornwall.gov.uk](mailto:revenues@cornwall.gov.uk) or enquiries can be made online at the VOA website [www.voa.gov.uk](http://www.voa.gov.uk)

## Services

All main services with the exception of mains gas are available.

## Energy Performance Certificate (EPC)

The property has been rated **C 74**

## VAT

All prices are exclusive of VAT, which will be chargeable.

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent price. We recommend that the prospective tenants / purchasers established the VAT implications before entering into any agreement.

## Legal Costs

The tenant will be responsible for the landlord's reasonable legal costs even if the transaction is aborted.



### Truro Office

Compass House, Truro Business Park, Threemilestone,  
Truro, TR4 9LD  
Tel: 01872 261028  
Fax: 01752 221655

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