

FOR SALE



**UNIT 12, UNITED DOWNS INDUSTRIAL PARK,
ST DAY, REDRUTH, TR16 5HY**

BLS *Estates*
INDUSTRIAL AND COMMERCIAL

1, Riverside House, Heron Way, Newham, Truro, Cornwall TR1 2XN
Tel: (01872) 222777 Fax: (01872) 222700
E-mail: info@bbs.co.uk

FOR SALE

FREEHOLD - £3.5M (EXC. VAT)

Industrial/Warehouse Unit Complex

Total 3,779 sqm (40,662 sqft) (approx.) with a Total Site Area of 1.53 Ha / 3.8 Acres (approx.)

Additional Development Land comprising some 0.32 Ha (0.8 Acres)

Rare Opportunity to Acquire a Freehold Large Complex of a Range of Industrial/Warehouse Buildings with Expansion/Development Potential.

LOCATION

The industrial/warehouse complex comprising Unit 12 United Downs Industrial Park is located on the United Downs Industrial Park (Phase 1) which lies in close proximity to St Day. The United Downs Industrial Park (Phase 1) lies in close proximity to the urban areas of Camborne-Pool-Redruth and Truro with access to the main A30 off the Scorrier junction.



DESCRIPTION

Unit 12 comprises an extensive range of industrial buildings with a total site area of some 1.53 Ha (3.8 acres) (approx.). Within the total site area of 1.53 Ha (3.8 acres) is an area of undeveloped land currently used for open storage comprising some 0.32 Ha (0.8 acres) (approx.) that would be suitable for industrial building development. The main industrial building which comprises two industrial units is of steel framed construction with profile metal cladding to the external walls and roof together with a single storey office unit to the front of the building. In addition to the main building is a separate detached workshop building which is of timber construction.

ACCOMMODATION

Ground Floor - 107 sqm (1,150 sq ft) (Net Internal Area) approx.

SERVICES

All main services are available to the property although foul drainage is to private system.

PLANNING

It is understood that the site has existing uses within the B1, E(g), B2 and B8 Use Classes which covers light industrial, general industrial and storage, warehousing and distribution uses.



UBR

Rateable Value to Present: £93,500

Rates Payable: £51,051

TERMS

Freehold: £3.5M.

VAT

All prices are quoted are exclusive of VAT which will be chargeable at the prevailing rate.

VAT

All prices are quoted are exclusive of VAT which will be chargeable at the prevailing rate.

STAMP DUTY

Any transaction may be the subject of stamp duty and prospective purchasers and tenants are advised to seek professional advice in respect of stamp duty liability.

VIEWING

Strictly by appointment through the vendor's agents; BLS Estates, 1 Riverside House, Heron Way, Newham, Truro. TR1 2XN.

Telephone: 01872-222777; Email. info@bls.co.uk



1, Riverside House, Heron Way, Newham, Truro, Cornwall TR1 2XN
Tel: (01872) 222777 Fax: (01872) 222700
E-mail: info@bls.co.uk

RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

You should be aware that the Code of practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor solicitor or licensed conveyancer before entering into a business agreement. The Code is available through professional institutions and trade associations or via the website www.commercialleasecodeew.co.uk

SUBJECT TO CONTRACT

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of BLS Estates' expertise and accordingly:-

- (1) BLS Estates makes no responsibility as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) BLS Estates strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

Whilst every effort has been made to ensure accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.