



# MATT GUNN COMMERCIAL

Chartered Surveyor | Commercial Property Consultant | Registered Valuer  
[www.mattgunncommercial.co.uk](http://www.mattgunncommercial.co.uk)



## TO LET

- Rent - £10,000 per annum
- 1,537 sq ft of office accommodation
- Available on a new 3/5 year lease

TRECARREL  
DRUMP ROAD  
REDRUTH  
TR15 1LU



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## LOCATION

The offices are located on Drump Road in the Cornish town of Redruth. Redruth is situated immediately south of the A30, the principal trunk road through the county linking Penzance to the west and Bodmin to the east. The town, combined with Camborne, has the largest conurbation in the county with a population of approximately 60,000 persons. Rail services are available via Redruth and Newquay Airport is situated 20 miles to the north east.

Drump Road is one of the main routes into the town centre and houses a mixture of commercial and residential occupiers. The property is a 10 minute level walk from the town centre and its amenities.

## DESCRIPTION

Trecarrel is an attractive double fronted period building that has been extended and converted for office use. The first floor suite that is currently available, offers spacious accommodation with a mixture of offices and meetings rooms as well as kitchenette and full WC facilities. Externally, there is ample parking with 6 allocated spaces.

## ACCOMMODATION

Offices	139.70 sq m	(1,504 sq ft)
Kitchenette	3 sq m	( 33 sq ft)
Male/female WCs		
Total net internal area	142.70 sq m	(1,537 sq ft)

## MAP VIEW



## TENURE

The property is offered on a new 3/5 year internal repairing lease at a commencing rent of £10,000 per annum.

## EPC

Rating – D

## RATEABLE VALUE

Current rateable value -  
Effective from 1 April 2023 - £10,750

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## VAT

The property is not elected for VAT

## VIEWING

Strictly by appointment with Matt Gunn Commercial.



**MATT GUNN**  
COMMERCIAL



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