



**UNIT 2 EAST POOL, TOLVADDON BUSINESS PARK, POOL, REDRUTH, TR14
0HX**

£13,500 PER ANNUM EXCLUSIVE

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Tolvaddon is located on the outskirts of Camborne and Pool, in the traditional industrial and business centre of Cornwall. The Property benefits from excellent accessibility immediately adjacent to the A30, the main trunk road through Cornwall linking Penzance in the west to Exeter in the east.

DESCRIPTION:

Tolvaddon Business Park Phase 1 was built at the turn of the Century and is a modern purpose built office development. All of Phase 1 has the benefit of ground source heat pumps and are single storey modern properties with allocated parking.

Each of the 19 individual units, ranging from 750sq ft to 5,000sq ft, have been specifically designed to minimise energy use and deliver high quality working environments for tenants and their staff.

Tolvaddon is situated in very close proximity to the A30 on the A3047 Camborne / Tolvaddon junction.

SCHEDULE OF ACCOMMODATION:

The unit has a NIA of 1,028 sqft (95.5 sqm). The unit consists of a good size open plan office, meeting room, with male, female and disabled toilet and a kitchenette. There are 3 allocated parking spaces with this unit.

SERVICE CHARGE:

There is an estate service charge of £2,375.45 for the current financial year. This is liable to amendment, up or down, each year. Further details are available upon request.

TENURE / LEASE TERMS:

The premises are available by way of a new lease for length of term to be agreed.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £9,300. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is X (NN).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

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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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