



UNIT C2 POOL BUSINESS PARK TO LET



UNIT C2

POOL BUSINESS PARK, DUDNANCE LANE, POOL, REDRUTH, CORNWALL, TR15 3QW

- INDUSTRIAL/WAREHOUSE IN POPULAR LOCATION CLOSE TO A30
- SELF CONTAINED MODERN BUILDING
- ALLOCATED PARKING SPACES
- BUSY TRADING POSITION
- NEARBY OCCUPIERS INCLUDE MERCEDES AUTOCARE, TESCO EXTRA SUPERSTORE
- SUITABLE FOR INDUSTRIAL USES
- NEW LEASE AVAILABLE FROM APRIL 2024



£16,000 PER ANNUM



LOCATION

The property is situated on Dudnance Lane in Pool, Redruth, Cornwall in a busy trading estate location with well-known occupiers including Bradfords Building Supplies, Edmundsons Electrical and a large Tesco Extra superstore all in close proximity.

Pool is situated immediately south of the A30, the principal trunk road through the county linking Penzance, approximately 15 miles to the West, and Bodmin 25 miles to the east.

The town combines with Redruth and Camborne to create the largest conurbation in the county, with a population in the order of 60,000 persons.

DESCRIPTION

A semi-detached industrial property with dedicated car parking on a small estate of only four properties. The property is configured to provide, on the ground floor, sizeable reception with glazed frontage, opening into the main warehouse with full height storage. This area encompasses a roller shutter door to the front, disabled toilet to the rear and kitchenette.

At the rear of the ground floor, are stairs leading to the first-floor mezzanine, presently utilised as an office and additional storage.

This unit offers significant advantages due to its expansive layout, making it adaptable for a diverse range of purposes.

The property enjoys the advantage of having designated parking spaces, along with a shared secured gate and CCTV surveillance.

LEASE TERMS

The property is available on a new 6 year lease drawn on full repairing terms. The tenant is responsible for utilities, business rates, building insurance and service charge.

RENT

£16,000 per annum

ACCOMMODATION (Areas are approximate)

Gross internal floor area

Ground floor - 150.23 sq m (1617 sq ft)

First floor/mezzanine - 71.12 sq m (766 sq ft)

BUSINESS RATES

Current rateable value (1 April 2023 to present) £11,750

Prospective occupiers should confirm actual rates payable and current available discounts with the Cornwall Council.

EPC

Unit 2C has an EPC rating of C.

Under certificate number: 0820-0936-6189-6899-6006

VIEWING/FURTHER INFORMATION

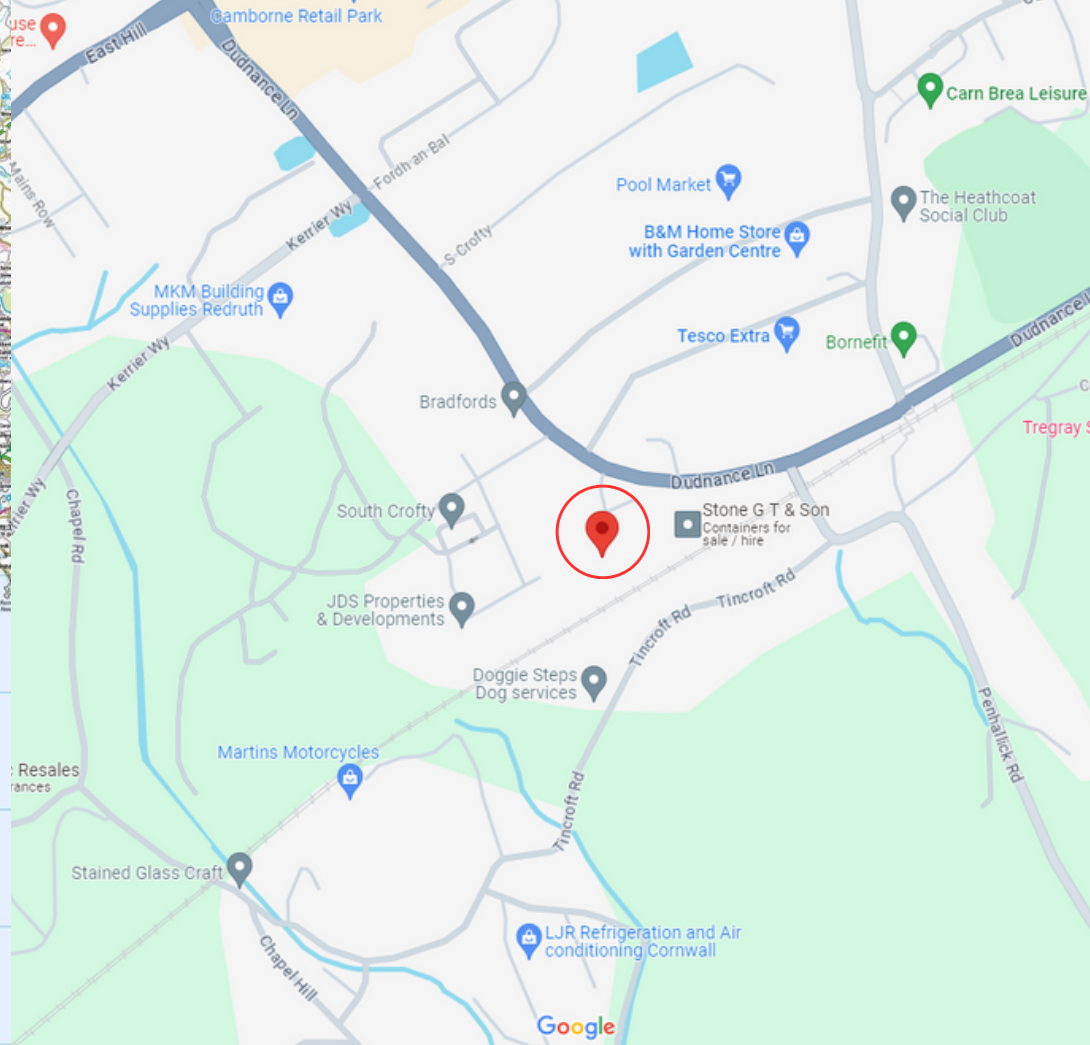
Viewing strictly by appointment with sole letting agents.

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