



# Tolvaddon Business Park

MULTIFUNCTIONAL BUSINESS UNITS

## FOR SALE

from 1,000 sq.FT to 2,600 sq.FT



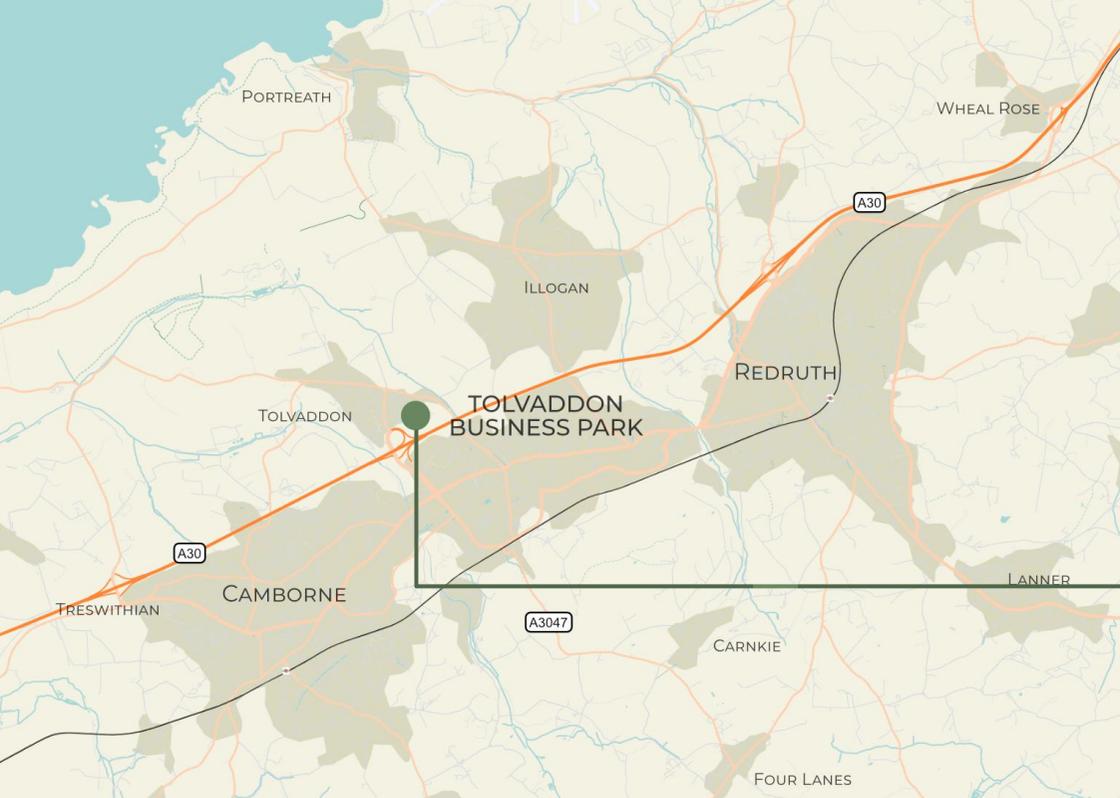
Tolvaddon Business Park, Tolvaddon, Redruth, TR14 0HZ



## LOCATION

Tolvaddon is a strategically located commercial hub in west Cornwall, positioned between Camborne and Redruth and directly accessed via the A30, the primary route connecting Penzance to Exeter and the M5. This well-connected location is part of the growing Camborne–Pool–Redruth economic corridor, Cornwall's largest conurbation and a key focus area for business investment and regeneration. Just minutes from Pool Innovation Centre and within close reach of key industrial and logistics sites in Barncoose and Treleigh, Tolvaddon offers an ideal base for light industrial, manufacturing, and trade-based businesses.





## TRANSPORT AND INFRASTRUCTURE

Strategically located, Tolvaddon Business Park is located right next to the A30 providing immediate and excellent road transport links to enable businesses to freely move resources and goods around the county and beyond. Explore the map further to view the convenience of the high-quality modern Business Park.

 Tolvaddon Business Park | Tolvaddon | TR14 0HZ



### CITIES

- Exeter 96 miles
- Plymouth 63 miles
- Bristol 176 miles
- Birmingham 257 miles
- London 260 miles

### TOWNS

- Camborne 2 miles
- Redruth 3 miles
- Falmouth 14 miles
- Truro 14 miles
- Barnstaple 45 miles

### ROADS

- A30 0.5 miles

### TRANSPORT

- Camborne Station 2.5 miles
- Redruth Station 3.5 miles
- Newquay Airport 25 miles
- Exeter Airport 90 miles

### AMENITIES

- B&Q, Costa, McDonald's 1 mile
- Travelodge 1 miles
- Morrisons 1.6 miles
- Screwfix 2.2 miles



# ACCOMMODATION

30 units for user Classes E Part G and B8 (manufacturing, general industrial, offices, warehousing and distribution uses).

Units can be provided with a number of configurations and specifications. Our standard configurations are:

- Type 1 unit is a single floor shell unit, with full height access for a custom fit out.
- Type 2 unit has a 500 SQ.FT mezzanine, staircase and Doc M W.C fit out\*. This is the perfect starter unit to allow office/storage on the first floor.
- Type 3 unit benefits from a full length 960 SQ.FT mezzanine, staircase and Doc M W.C fit out\*, suited to the multifunctional occupier.

\*Doc M W.C provided in Type 2 and 3 units includes a W.C, hand basin, electric boiler, ventilation, light and protective flooring.

The configurations and availability of each unit can be provided upon request.

# FLOOR AREAS

Unit Type	Ground (SQ.FT)	First (SQ.FT)	Total (SQ.FT)	Total (SQ M)
Type 1	1,000	-	1,000	93
Type 2	1,000	500	1,500	139
Type 3	1,000	960	1,960	182
Type 4	2,050	-	2,050	190
Type 5	2,600	-	2,600	242



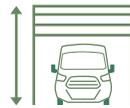
5.6 - 7 m high front eaves



20 KN/M2 floor loading



Up to 4 spaces plus loading bay



Roller shutter door



HGV turning circle



Openreach fibre



Solar PV on each unit



EV charging and solar PV



Target EPC A or higher



Low carbon build strategy



Waste reduction & recycling



Landscaped for biodiversity



Local amenities



3 phase electric

# CUSTOMER JOURNEY



## PERMITTED USE

Detailed planning permission permits manufacturing, general industrial, offices, warehousing and distribution uses under Classes E Part G and B8. Interested parties should make further enquiries through the planning department in connection with their own proposed use of the premises.

## TENURE

The units are available to purchase freehold.

## RATEABLE VALUE

To be assessed following practical completion.

## INCENTIVES

Incentives available for buyers who exchange within 8 weeks of reservation.

## SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate and estate road.

## VAT

Unless otherwise stated, terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of tax in the subject case.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.





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