



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



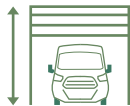
5.6 - 7 m high front eaves



20 KN/M2 floor loading



Up to 4 spaces plus loading bay



Roller shutter door



HGV turning circle



Openreach fibre



Electric vehicle (EV) charging



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.





ONYX
BUSINESS PARKS

☎ 01392 640025
✉ onyxbusinessparks.com
🌐 enquiries@onyxbp.com

Exeter Science Park
6 Babbage Way
Exeter
EX5 2FN

 **Laskowski
&Co**
Commercial
01326 318813

 **stratton
creber
commercial**
01872 261028

Onyx Business Parks Ltd (hereafter referred to as Onyx) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (2) Onyx cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (3) no employee of Onyx has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this development; (4) any prices quoted in these particulars may be subject to VAT in addition; and (5) Onyx will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Onyx to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. The date of this publication is October 2023.