



## COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

Unit 3, Phase II, Jon Davey Drive, Treleigh Industrial Estate,  
Redruth, TR16 4AX

### FREEHOLD INVESTMENT INDUSTRIAL UNIT FOR SALE - £410,000

- Industrial investment opportunity with Gemini Repairs Ltd in occupation, producing a rental income of £35,000 per annum
- 5,050.42 sq. ft (469.2 sq. m) modern industrial warehouse unit with reception, office and store
- Popular industrial estate with a range of successful businesses including Seasalt Cornwall, Milkwood Publishing and Interserve (Unit 4 adjacent is also on the market as a freehold investment)
- Service yard with 10 parking spaces
- Close proximity to the A30, approximately 9 miles from Truro, 1.5 miles from Redruth and 24 miles from Newquay Airport



Viewing by prior appointment with:

**Tim Smart**

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[scp.uk.com](http://scp.uk.com)

## Location

Treleigh Industrial Estate is prominently located towards the edge of Redruth close to a full junction with the A30 dual carriageway, which is the main spine road leading through Cornwall. Redruth is approximately half a mile away and together with Camborne forms the principle industrial employment area of West Cornwall. Situated approximately half a mile from A30 trunk road, 11 miles from Truro and 18 miles from Penzance. The M5 motorway at Exeter is a direct 90 miles drive along the A30. Newquay airport is 25 miles away and there is a main line railway station at Redruth.

## Description

Situated on a modern well laid out estate with a good mix of industrial, trade counter and warehouse occupiers.

The unit has high clad elevations ground and first floor windows, with carpeting kitchenette and WC facilities, heating lighting throughout the offices. It has a load bearing capacity in the production area of 30 KN/sq. m. 55m (18ft) eaves height to underside of portal haunch. Electrically operated roller shutter doors 13 ft (4m) width x 14.5 ft (4.4m) height. The unit is within a service yard with 10 dedicated parking spaces, enclosed by 6ft (1.8m) weldmesh type fencing with communal access gates.

## Accommodation

Room	Sq. ft	Sq. m
Reception/office	4,111.81	382
Office, Kitchen and Toilets	938.61	87.2
Total	5,050.42	469.2

*Unit 4 adjacent is also on the market as a freehold investment sale occupied by Interserve Facilities Management.*

## Tenant

Gemini Repairs Ltd was established in July 2008, with currently 590 employees. 2018 turnover: £49.89 million.

## Tenancy Schedule

Tenant	Description	Lease Commencement	Lease End Date	Term	Current Annual	Rent Review	Break Clause	Comments
Gemini Repairs Limited (Company Number: 06628091)  Registered Address: 5-6 Greenfield Crescent Edgbaston, Birmingham, West Midlands, B15 3BE	Unit 3, Treleigh Industrial Estate, Jon Davey Road, Redruth, Cornwall, TR16 4AX	9th July 2018	8th July 2028	10 year lease	£35,000 pa	8th July 2023 and every 5th anniversary	8th July 2023 if not exercised the tenant has 6 months half rent concession	Full Repairing and Insuring lease



### Truro Office:

Compass House, Truro Business Park  
Truro, Cornwall, TR4 9LD

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- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

## Planning

Planning permission has been granted for B1, B2 and B8 uses.

Potential purchasers are advised to make their own enquiries to Cornwall Council; Tel: 0300 1234 151; Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk); [Cornwall.gov.uk](http://Cornwall.gov.uk).

## EPC

The property has a current EPC rating of D81

## VAT

Under the Finances Acts 1989 and 1997, VAT may be levied on the price. We recommend that the prospective purchaser established the VAT implications before entering into any agreement.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the purchaser aborts the transaction for any reason then they will be responsible for the seller's legal costs.

## Services

We understand that mains electricity, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquires.

## Asbestos Regulations

It is the responsibility of the owner of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

## Rateable Value

The rateable value is £23,500p.a. as of 2017. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397 , e-mail: [revenues@cornwall.gov.uk](mailto:revenues@cornwall.gov.uk) or enquiries can be made on-line at the VOA website: [www.voa.gov.uk](http://www.voa.gov.uk).



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# SMART COMMERCIAL PROPERTY



*Main Warehouse*



*Rear Office*



*Kitchenette/staff room*



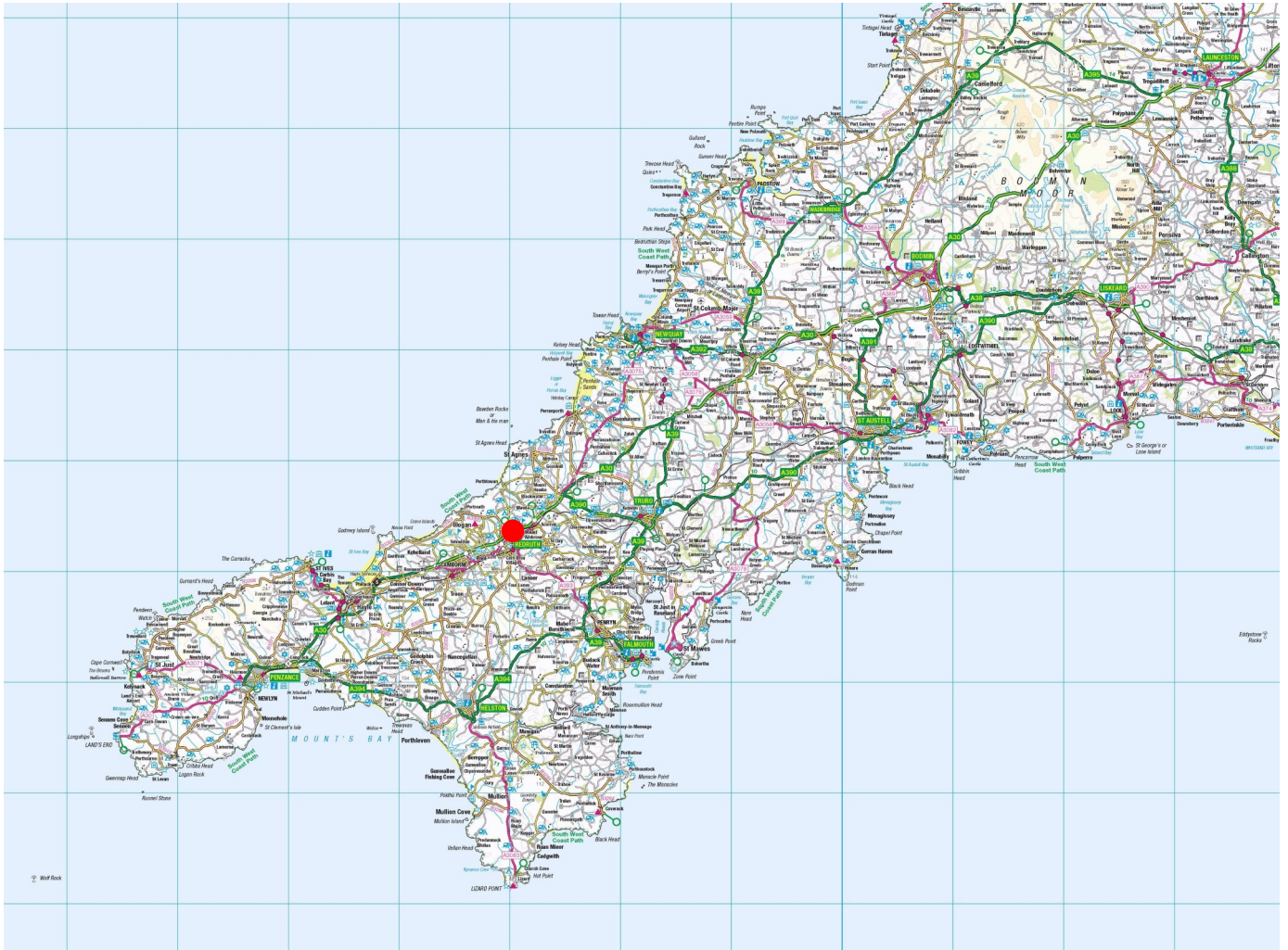
*Reception*

## Location Map



*Location of Unit 3 Jon Davey Drive, Treleigh Industrial Estate highlighted with red icon*

## Location Map



Map of Cornwall locating of Unit 3 Jon Davey Drive, Treleigh Industrial Estate highlighted with red icon

Floor Plan for Unit 3 Jon Davey Drive, Treleigh Industrial Estate, TR16 4AX

