



Former ATS Centre

Unit 14 Carn Brae Lane, Redruth, TR15 3RR

Trade Centre / Industrial Unit

4,977 sq ft
(462.38 sq m)

- Excellent Road Side Frontage
- 1.5 Miles South East Of A30 Trunk Road
- 0.329 Acre Site Area

Summary

Available Size	4,977 sq ft
Rent	£37,440 per annum
Rates Payable	£15,012 per annum
Rateable Value	£34,750
EPC Rating	Upon enquiry

Description

The unit comprises a detached industrial warehouse unit with large self contained forecourt area to the front of the unit from which access is provided to the 4 loading doors and a pedestrian door into reception. The unit is constructed on a steel portal frame with profile metal clad elevations and pitched roof. Internally, the unit is configured as 3 fitting bays, reception and WCs, and has a clear eaves height of 5.6m. The tenant has constructed a mezzanine floor of 1,014 sq ft.

Location

The unit is located on the Carn Brae Industrial Estate off Wilson Way, which is located 1.5 miles to the south east of the A30 trunk road a main arterial route through Redruth. The unit occupies a prominent position on the front of the Estate which is popular with many national trade centre occupiers.

Accommodation

The accommodation comprises the following areas and a mezzanine of 1,071sq ft.

Name	sq ft	sq m
Ground - Workshop	3,930	365.11
Ground - Office/Reception/WC	1,047	97.27
Total	4,977	462.38

Terms

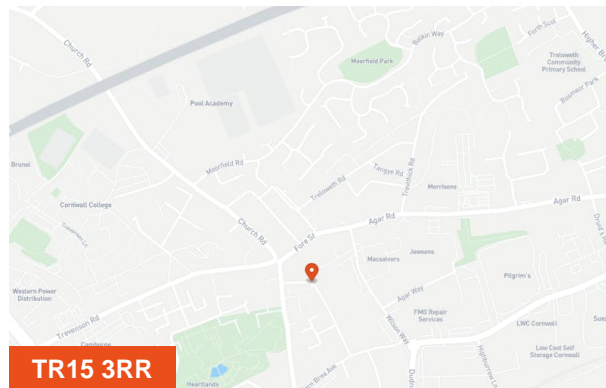
The property is available by way of an assignment of the existing lease which was granted for a term of 10 years from 5th March 2025 with a rent review in the 5th year.

Use

The building has been used for the fitting of tyres, batteries and exhausts, as well as a garage and MoT use.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

Simon Harvey

01179 464 520 | 07785 222 868

simon.harvey@htc.uk.com