



## 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

<b>Available Size</b>	4,977 sq ft
<b>Rent</b>	£37,440 per annum
<b>Rates Payable</b>	£15,012 per annum
<b>Rateable Value</b>	£34,750
<b>EPC Rating</b>	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
<b>Total</b>	<b>4,977</b>	<b>462.38</b>

## Terms

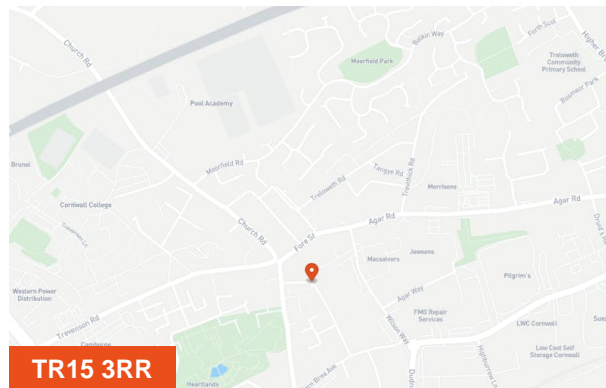
The property is available by way of an assignment of the existing lease which was granted for a term of 10 years from 5th March 2025 with a rent review in the 5th year.

## 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**

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