

South Crofty Retail and Business Park

Kerrier Way Pool Cornwall TR15 3QT



Strategic location in mid Cornwall. Close to A30

Prominent 10 acre (4.05 hectare)
development site

Opportunities for retail, roadside,
leisure and employment uses

Close to new housing
development

Potential for in excess of
100,000 sq ft (9,290 sq m)

A development by



Crofty
Developments
Limited

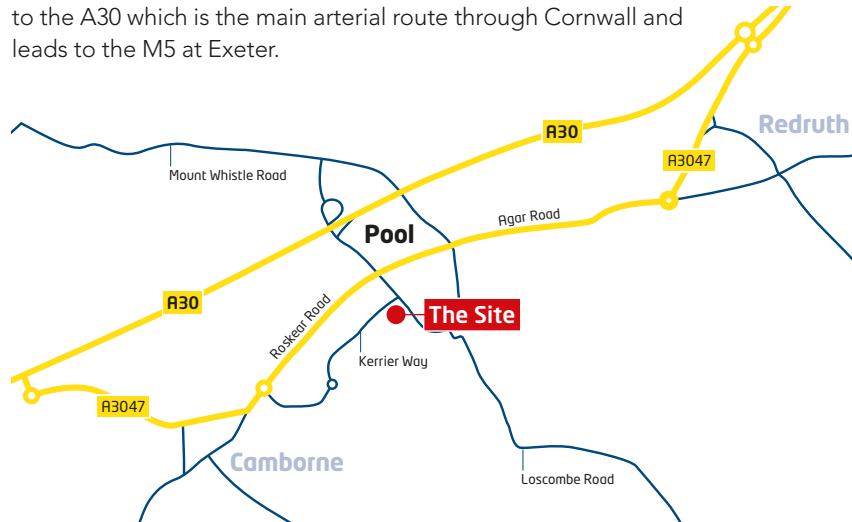


A new destination for Cornwall



Location

Pool is located in West Cornwall and forms the central part of the Camborne, Pool and Redruth conurbation. It has excellent access to the A30 which is the main arterial route through Cornwall and leads to the M5 at Exeter.



Situation

The site is located in a good strategic position fronting Kerrier Way (The new route connecting Pool to Camborne to the west) and Dudnace Lane which provides direct access to the A30.

The situation is a proven location for retail and trade counter operators being within close proximity to a variety of national occupiers which attract people and businesses to the area. Nearby occupiers include Camborne Retail Park, McDonald's, Tesco Express, Pool Market and a new Travel Lodge development. Other land uses include Cornwall College, The Heartlands Development (world heritage visitor attraction) and sites approved for residential development.



	Distance	Population
Truro	15 miles	
Penzance	16 miles	62,000
Bodmin	35 miles	120,000
St Austell	29 miles	255,000
Exeter	96 miles	

A new destination for Cornwall



South Crofty Retail and Business Park Kerrier Way Pool Cornwall TR15 3QT

A new destination for Cornwall



Description

The site comprises approximately 10 acres of brownfield development land with potential for in excess of 100,000 sq ft. It is considered suitable for a variety of uses including retail, roadside, leisure and employment subject to planning.

Proposals for pre-lets, design and build and plot sales will be considered subject to planning and subject to contract.

Planning

Further information is available upon request.

Prices/Rents

Details available upon application.

The Code for Leasing Business Premises in England and Wales 2007

Please see: www.leasingbusinesspremises.co.uk.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.



Tom Duncan
01872 227005
tduncan@alderking.com

22 Lemon Street
TRURO
Cornwall TR1 2LS

Noel Stevens
01392 353080
nstevens@alderking.com

Endeavour House
Pynes Hill
EXETER EX2 5WH



A development by



Crofty
Developments
Limited

South Crofty Retail and Business Park Kerrier Way Pool Cornwall TR15 3QT

Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract. AK HD2248 10/18