

PORTABLE OFFICE LOCATED AT UNIT 1, FORGE INDUSTRIAL PARK,
BOILER WORKS ROAD, CAMBORNE, TR14 0AW



- PORTABLE OFFICE
- VERY WELL PRESENTED
- DOUBLE GLAZED
- ADAPTABLE LAYOUT
- CLOAKROOM
- ENTRANCE LOBBY

£9,950 PLUS VAT

This presents an excellent opportunity to acquire a unit currently used as a portable office with the inside divided into a foyer, two good offices, a storage room/kitchen and a wc. The property has an alarm system.

Currently at Forge Industrial Park in Camborne, the unit would need to be moved to the purchaser's own location at their expense. The vendor, who runs a truck business, has intimated that he would know somebody who could take it to your location. We are told that it splits down the centre line into two rectangular units.

We would suggest that this is very suitable for perhaps car/van sales, a builder's site office or perhaps somebody who would like to work from home.

It had a new roof in December 2012 with a 15 year guarantee. There are panel heaters, telephone points and of course electric points. It would be ready to take water and electric with the buyer sourcing their own drainage.

The overall dimensions of the property are 7.18m x 5.80m (23'6 x 19').

DIRECTIONS Leave the A30 at the first Camborne exit and at the large crossroads turn right towards Camborne and through Tuckingmill. Proceed up the hill and turn right by the pelican crossing into North Roskear Road. Take the next right and then the second left into Boiler Works Road where you will see Forge Industrial Park on your left hand side.

AGENTS NOTE This unit is subject to VAT.

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only.