

## Bed Retail Property In Camborne Business Centre Weeth Lane, Camborne, TR14 7DB

£1,395 Monthly



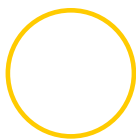
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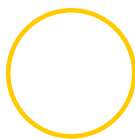


## SHORT DESCRIPTION

Property Ref: 15606 Prime Beauty, Wellness Space or Office — Camborne Business Centre, Cornwall To Let - Versatile Commercial Unit Ideal for Beauty, Therapy, or Office Use Located on a key access road into Camborne with good transport links. Unit 4 offers a rare opportunity to lease a fully accessible, multi-room commercial space ideal for a beauty salon, wellness clinic, or professional office services. Key Features: \* Five private treatment or office rooms — perfect for massage, aesthetics, therapy, or consulting \* Welcoming reception area — ideal for client check-in and product display \* Flat, level entrance with disabled toilet — full accessibility for all visitors \* Allocated parking with EV charging points — convenience for staff and clients \* Situated in Camborne Business Centre — a professional, well-connected location This unit is ready for immediate occupation and offers flexible layout options to suit a range of commercial uses. Whether you're launching a new venture or expanding an existing brand, Unit 4 provides the infrastructure and location to thrive. Treatment room or Office room 1 \* Large, obscured window with lots of natural light \* Room for a large office desk or treatment bed \* Electric Sockets \* Lockable door Treatment room or Office room 2 \* Obscured sliding glass door, which lets in light but is private \* Room for large treatment bed or desk, which you can get all the way around \* Air conditioning \* Electric Sockets Treatment room or Office room 3 \* Identical to Treatment room or Office room 2 \* Obscured sliding glass door, which lets in light but is private \* Room for large treatment bed or desk, which you can get all the way around \* Air conditioning \* Electric Sockets Treatment room or Office room 4 \* Has been previously used a treatment room but could be used a kitchenette \* Electric sockets and lighting Treatment room or Office room 5 \* Large area which previously had 5 hairdressing stations \* Electric sockets \* Wall of obscured windows and double aluminium doors for rear access Large disabled WC \* Disabled toilet \* Sink with hot water Service charge - Approximately 12% which includes: • Full CCTV around site, accessible by PC or mobile device • Signage directory at Entrance • Painting & Decoration of the external of the property • Full External PIR lighting • Fire Risk Assessment • Maintenance of Fire Extinguishers • Maintenance of Fire Alarm • Site bins (fair usage policy applies) VAT - the property is NOT elected for VAT, no VAT is payable on the rent Broadband speeds - the property benefits of FIBRE to the premises in the area with speeds achievable are in excess of 900 mbs up and 300 mbs down. Local transport • Bus stop - 2 minutes' walk • Train station - 10 minutes' walk • Airport - 45 minutes by car Property Type: Retail Property Full Renting price: £1395.00 Pricing Options: Fixed Price EPC rating: C Measurement: 688.89 sq.ft. Parking: Allocated Heating Type: Air Conditioning,Electric Heating -----



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





