



Commercial Unit, Stret Kosti Veur Woles, Nansledan, TR8 4GZ

david ball
Agencies

An exciting opportunity to lease an office/employment unit on the sought after Duchy of Cornwall site of Nansledan. The site consists of a mixture of open market housing, affordable housing, and employment units.

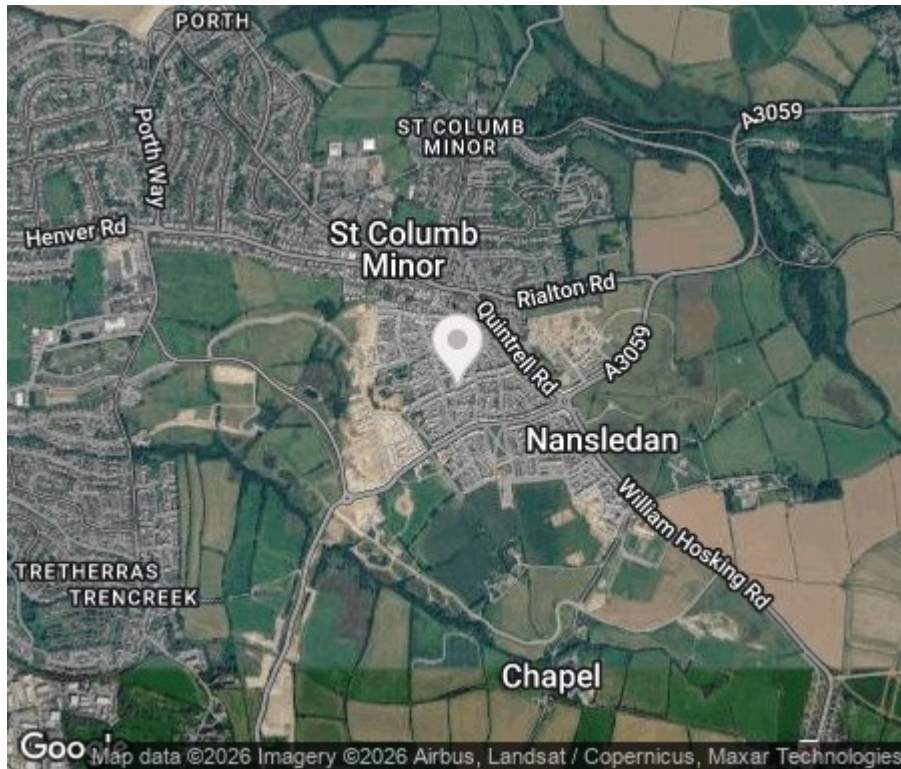
£13,500 per annum rent.

Early viewing is highly recommended.

£13,500 Per Annum

Key Features

- Leasehold Employment/Office Unit
- Suitable for a Variety of Uses
- Early Viewing is Highly Recommended
- Sought after Duchy of Cornwall Nansledan Site
- A New Lease with Terms to be Agreed
- £13,500 per Annum





Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

The Situation

The property can be found off Stret Kosti Veur Woies accessed from Quintrell Road and is one of the main thoroughfares through the award winning Duchy development of Nansledan. The popular and ongoing development of Nansledan is a Duchy of Cornwall site and is a mixture of open market, house sales, affordable housing, social housing, commercial and employment units.

The Property

A bright and airy space, offering 753 Sq Ft .

The Lease

A New Lease with terms to be agreed

Entrance

Reception area. Electric wall heater. Feature lighting. LVT flooring.

Hallway

20'1" x 4'0" (6.14 x 1.22)

Feature ceiling fixture. Bench storage seating. LVT flooring. Feature sink for handwash/drinking. Doors to subsequent accommodation

Trading Area/Space

21'4" x 19'4" (6.51 x 5.90)

Two large double glazed obscure windows to the front. Two electric wall heaters. Double glazed window to the rear. Door to rear car park. LVT flooring. Shelving. Storage/data cupboard. Ceiling track lighting

WC

7'1" x 5'1" (2.17 x 1.57)

Low level WC. Wall mounted sink with hot and cold taps. Non slip flooring. Ceiling mounted light fitting.

Shower Room/storage

5'9" x 7'1" (1.76 x 2.17)

Shower cubicle with Mira electric shower, riser bar, hose and head. Tiled walls. Non slip flooring. Ceiling mounted light fitting.

Service Charges

Site service and maintenance charges are payable annually of £414,.00

Council

Cornwall Council, 39 Pennwick Road, St Austell, PL25 8DR
Rateable Value 2026/2027 £9,300

Viewings

Strictly by appointment only through the Vendors Agent

David Ball Agencies

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Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
A	A	(82 plus)
B	B	(81-91)
C	C	(69-80)
D	D	(55-68)
E	E	(39-54)
F	F	(21-38)
G	G	(1-20)
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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