



MAY WHETTER & GROSE



Portacabin, Unit Robartes Gardens, St Austell, PL25 4JH

**£500 Per Calendar Month**



An interesting opportunity to lease a DETACHED PORTACABIN currently set up as a multiple OFFICE unit.

INITIAL RENT FREE PERIOD OF 3 MONTHS

In need of a cosmetic refresh so terms to be agreed but with the benefit of electric heating and double glazing. The unit accommodation comprises Entrance area, 4 offices, kitchen and WC. To the side is a small area of outside space which could be cleared to create parking.

EPC TBA





## The Property

The property is a detached portacabin unit currently split into 4 offices with kitchen and wc

## Location and Directions

From St Austell town centre proceed up East Hill, turn left on to Kings Avenue and right into Carlyon Road. Continue into Polkyth Road and at the traffic light junction opposite Aldi turn left up Slades Road. Continue up the road and take the third left hand turn into Robartes Place and then second left into Robartes Gardens where the portacabin will be on the right.

## Accommodation

All sizes approximate

Entrance Hall

Kitchen - 2.9m x 2.2m

WC - 2.8m x 1.7m

Store - 2.3m x 1.8m

Office 1 - 2.6m x 1.8m

Office 2 - 4.9m x 1.8m

Office 3 - 4m x 2m

Office 4 - 2.6m x 2m

## Outside

To the side is a paved access pathway and small area of outside space which could be cleared/dug out to create parking (subject to consents)

## Business Rates

The Landlord has been asked to provide evidence of the business rates

## Terms

New terms to be agreed based on a monthly rent of £500

The new tenant may be required to contribute to the landlords legal fees

Insurance will be payable by the tenant and reclaimed as rent

## Viewing

By appointment with the Landlords Agent May Whetter And Grose

01726 222967

robin@maywhetter.co.uk

nathan@maywhetter.co.uk

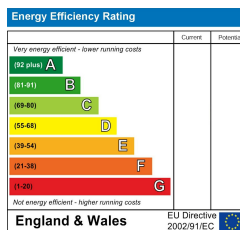
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

