

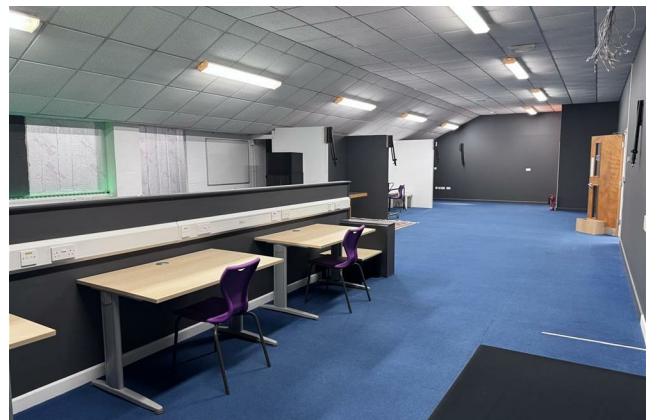


MAY WHETTER & GROSE

1 SAVOY BUILDING, 27 TRURO ROAD, ST. AUSTELL, PL25 5JE
£8,500 PER ANNUM



A LARGE SUPERBLY PRESENTED FIRST FLOOR OFFICE SUITE WITH FLEXIBLE SPACE
APPROACHING 2500 SQ' OVERALL SPACE
GROUND FLOOR EXTERNALLY ACCESSED LIFT* (INTERNAL FIRST FLOOR)
SITUATED ON THE EDGE OF THE TOWN CENTRE
PARKING TO THE REAR
* SEE AGENTS NOTES *



LOCATION

The property is situated just off the main town centre towards the top end of Truro Road as is approximately 15 minutes walk from the bus and railway station. The A30 trunk road providing quick access out of the County is approximately 8 miles to the North whilst the airport at Newquay is approximately 15 miles. St Austell offers an extensive range of shopping, educational and recreational facilities whilst Truro with its comprehensive range of services and facilities is approximately 14 miles to the West.

PREMISES

The premises occupies the first floor (with ground floor entrance) of this detached commercial building located on the edge of St Austell town centre. The office suite has overall space approaching 2500 sq' and includes a large open plan room, 3 individual offices, kitchen and large w/c. There is a ground floor entrance lobby with stairs to the first floor reception area leading to the main suite. To the side is an outside door providing access to the LIFT (the maintenance and insurance of which will be the responsibility of the tenant) giving assisted access to the first floor. To the rear are 2 parking spaces with the potential for more parking subject to negotiation. The office suite benefits from excellent natural light from many windows and is heated by an electric system.

GROUND FLOOR:

Entrance Vestibule glazed entrance door. Turning stairs to first floor.

FIRST FLOOR:

Landing:

Window to front. Door to:

Reception/Hall:



Window to front. Door to:

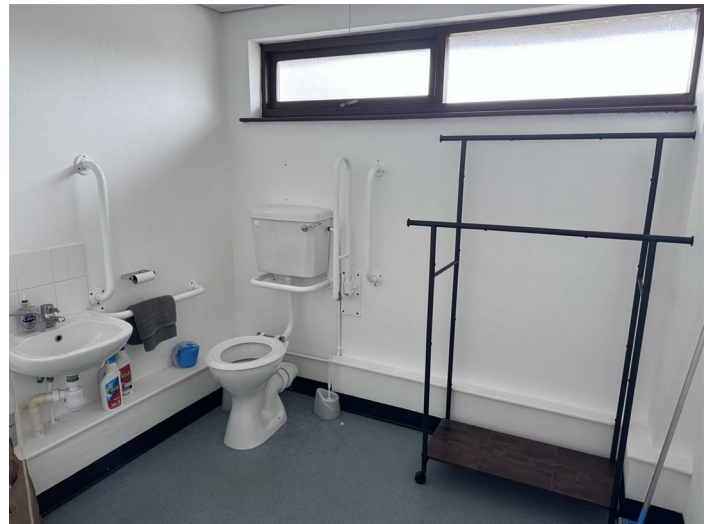
Internal Reception:



Doors to offices. Lift access. (the lift maintenance and insurance will be the responsibility of the tenant)
Store room. Doors to WC's

WC One:

7'6" x 8'10" (2.3m x 2.7m)



(maximum measurement)

WC Two: (store)

7'10" x 8'10" (2.4m x 2.7m)

(maximum measurement)

The WC has been removed to use as a store but can be replaced

Kitchen:

11'5" x 10'5" (3.5m x 3.2m)



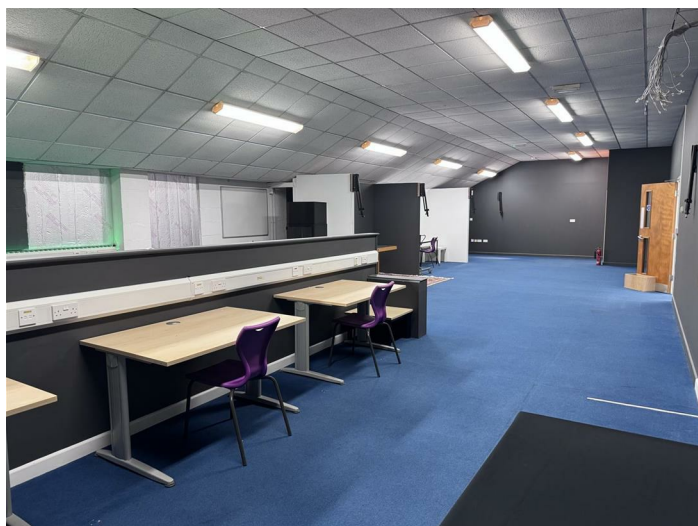
Window to the rear. Sink unit and cupboards.

Office One:

9'10" x 7'6" (3m x 2.3m)



Windows to the rear.

THE OFFICE SUITE:**Office Two:**

11'9" x 7'6" (3.6m x 2.3m)

**Main Room:**

57'10" max x 22'5" (17.65m max x 6.85m)

(maximum measurement)
With various windows to the front.

Window to rear.

Office Three:

15'8" x 14'9" (4.8m x 4.5m)



Windows to the rear.

Outside:

To the rear is a single parking space allocated to the offices. Subject to negotiation further parking may be arranged. To the side is an alley with gate to Truro Road and through to the rear parking and with door giving access to the lift.

VIEWING

By appointment with the Landlords Agent - MAY WHETTER AND GROSE, 11 Fore Street, St Austell. PL25 5PX

01726 222967

www.maywhetter.co.uk

SERVICE CHARGE/MAINTENANCE

Service charges £720 pa as at 2022

Insurance costs are £624 pa as at 2022

Contents

The contents of the suite is included in the rent. Any electrical items ie fridge, tv etc will be gifted to the tenant and not fall within the responsibility of the Landlord.

BUSINESS RATES

We understand from the current rating list that the rateable value of £12,500 under Local authority reference 26209625027011.

(Please note the Business Rates list shows the property with PL25 5JJ postcode.)

Applicants are advised to satisfy themselves as to the current business rate implications for their own situation.

TERMS

A new lease is available with terms to be agreed but based on £9950 per annum.

Insurance will be charged at £106 per month

VAT

Interested applicants should make their own enquiries as to VAT relating to the transaction.

LOCAL AUTHORITY

Cornwall Council, 39 Penwinnick Rd, Saint Austell PL25 5DW

www.cornwall.gov.uk

0300 123 4100

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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