

MAY WHETTER & GROSE

27 TRURO ROAD, ST. AUSTELL, CORNWALL PL25 5JE
£9,950 PER ANNUM



LARGE FIRST FLOOR OFFICE SUITE WITH FLEXIBLE SPACE

APPROACHING 2500 SQ' OVERALL SPACE

EXTERNALLY ACCESSED LIFT

SITUATED ON THE EDGE OF THE TOWN CENTRE

SINGLE PARKING TO THE REAR
(POTENTIAL FOR ADDITIONAL PARKING SUBJECT TO NEGOTIATION)

SUITABLE FOR A NUMBER OF OCCUPIERS WITH INDIVIDUAL OFFICES AND TRAINING ROOM



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: (01726) 73501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

LOCATION

The property is situated just off the main town centre towards the top end of Truro Road as is approximately 10 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 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 office, 3 individual offices, kitchen and 2 large w/c s. 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 giving assisted access to the floor. To the rear is a parking space 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.

TERMS

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

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

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.

VIEWING

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

01726 222967

www.maywhetter.co.uk

GROUND FLOOR

Entrance Vestibule glazed entrance door, lift access and turning stairs to first floor,

FIRST FLOOR

Landing window to front, door to:

Reception/Hall window to front and door to:

Internal Reception/Hall with doors to offices, lift access, store room and doors to W.C.s

Gents W C 2.3m x 2.7m max.

Ladies W C 2.4m x 2.7 m max

THE OFFICE SUITE

Main Office 17.65 m max x 6.85 m max with various windows to the front.

Office 2 4.6m x 4.78m, windows to the rear

Office 3 3.6m x 3.2m, window to rear

Office 4 3.2m x 2.3m windows to the rear

Kitchen 3.5m x 3.2m window to the rear, sink unit and cupboards.

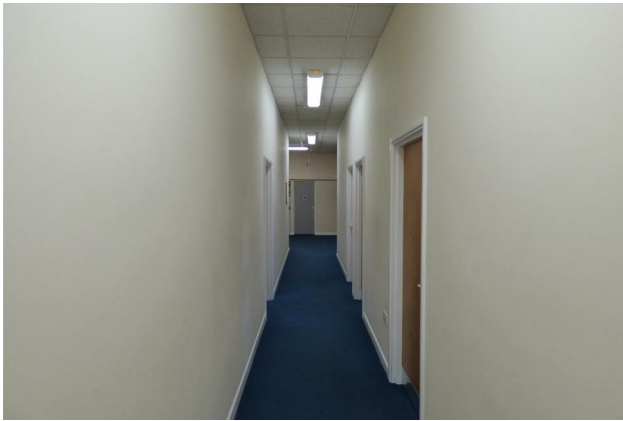
Outside To the rear is a single parking space allocated to the offices. Subject to negotiation further parking may be arranged.

SERVICE CHARGE/MAINTENANCE

Service charges to include management, insurance and maintenance will be payable.

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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