

FIRST FLOOR, UNIT 4, SOUTHVIEW HOUSE, ST AUSTELL, PL25 4EJ



- TO LET
- MODERN FIRST FLOOR OFFICE SUITE
- 1,006 SQ FT (93.5 SQ M)
- ALLOCATED PARKING
- NO LEGAL FEES PAYABLE
- EPC RATING C (61)

**£12,500 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



DESCRIPTION

A well presented, modern, self contained office suite benefiting from allocated parking, air conditioning, gas central heating and far reaching views.

LOCATION

The property is located on the St Austell Enterprise Park which is situated to the north east of St Austell, in an increasingly popular location. The site is located next to the Premier Inn, Carclaze Restaurant and St Austell Conference Centre. The Conference Centre is available on flexible terms starting with bookings from 1 hour. <https://www.staustellconferencecentre.co.uk/>

Adjacent to the A391, the property is easily accessible; the nearest junction to the A30, Cornwall's main trunk road is approximately 6.5 miles distant and a new link road to the A30 is due to commence construction shortly.

ACCOMMODATION

Measured on a net internal basis the property is approximately 1,006 sq ft (93.5 Sq m).

Currently configured to provide an open plan office with kitchenette and a separate directors office with blinds built in to the glazing for privacy when required. The open plan office has a ceiling mounted projector and air conditioning.

Accessed via a communal entrance porch, benefiting from the use of a disabled WC/wet room on the ground floor and further WC on the first floor.

3 x Allocated parking spaces

1 x Disabled parking space

Use of cycle storage & refuse area

CYCLE TO WORK

The property is located next to 'The Clay Trails' <https://www.visitcornwall.com/things-to-do/cycling/south-coast/st-austell/clay-trails> Cycle racks are available to the front of the building and a wet room is provided on the ground floor.

TENURE

The property is offered with a new lease, the terms of which are subject to negotiation.

Year 1: £12,500 PA

Year 2: £13,500 PA

Year 3: £14,000 PA

SERVICE CHARGE

A service charge is payable, details available upon request.

LEGAL COSTS

The incoming Tenant to be responsible for the Landlords reasonable legal costs.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £9,300. To find out how much business rates will be payable there is a business rates estimator service via the website. If this is the only commercial property held by the business it is likely that the business will be exempt from paying rates.

VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.

This property is elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

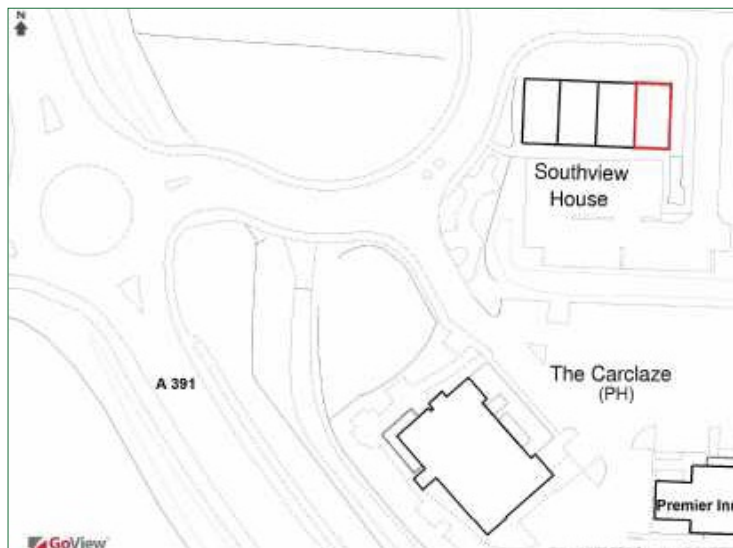
The Energy Performance Rating for this property is within band C (61).

CONTACT INFORMATION

For further information or an appointment to view please contact:

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract; **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

VIEWING: Strictly by prior appointment through Miller Commercial.



ESTATES GAZETTE AWARDED

MILLER COMMERCIAL

Cornwall's Most Active Agent

8th Year Running



Miller Commercial



• Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management
• Property Investment • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer
Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property