

**SUITE 5, CAREW HOUSE, BEACON TECHNOLOGY PARK,
DUNMERE ROAD, PL31 2QT**



- MODERN OFFICE CONVERSION
- SEMI RURAL PARKLAND SETTING
- AVAILABLE FROM 25/04/2019
- CONVENIENT FOR A30 & A38
- ENERGY PERFORMANCE ASSET RATING - B (43)

**£35,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



DESCRIPTION

Carew House is situated within parkland setting in Beacon Technology Park which forms part of the historic St Lawrence's Hospital on the outskirts of Bodmin Town Centre. The historic building which is Grade II listed has undergone a comprehensive sympathetic conversion and include eco-friendly high level natural ventilation with automatic openers, under-floor heating together with dado network trunking and carpeting throughout. There are also cycle and shower facilities and terraced landscaped gardens.

SCHEDULE OF ACCOMMODATION

(all areas and dimensions are approximate)

First Floor

Suite 5 287.5 sq.m (3,095 sq.ft)

Use of shared WC facilities.

PARKING

Suite 5 includes 7 spaces.

Additional parking available by separate negotiation.

LEASE TERMS:

The premises are offered by way of an internal repairing and insuring lease with the repair and maintenance of external and common parts to be undertaken by way of a service charge. Service charge details available by request.

LEGAL COSTS:

Each Party to bear own.

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

VAT:

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

ENERGY PERFORMANCE ASSET RATING

The Energy Performance Rating for this property is within Band B (43).

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Mike Nightingale on 01872 247008 or via email msn@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.

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