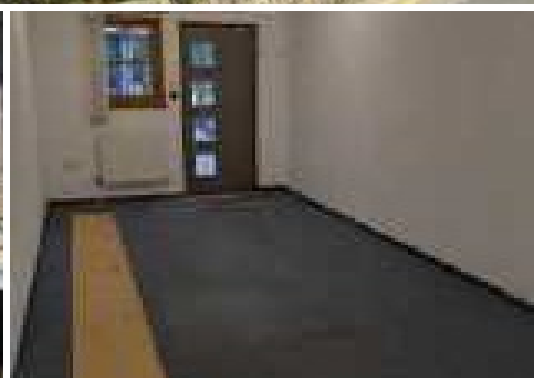


Miller Commercial

Chartered Surveyors and Business Property Specialists



Dowren House, Foundry Square, Hayle, TR27 4HD

- TO LET
- MODERN OFFICES IN AN HISTORIC HERITAGE SITE
- FLEXIBLE LEASES AVAILABLE
- OFFICES FROM 247 SQ FT (22.95 SQ M)

From £2,484 per annum Leasehold

LOCATION

Located in the historic heart of Hayle, within the architecturally important Harvey's Foundry site, Dowren House is accessed off Foundry Hill (B3302). The Premises benefit from good access from the A30 via The Causeway. Hayle train station is under 5 minute's walk and the bus station is in close proximity.

DESCRIPTION

An historic eighteenth Century foundry in the heart of Hayle, Dowren House forms part of the regeneration of Harvey's Foundry site which has refurbished and preserved several important buildings relating to Cornwall's industrial heritage.

Dowren House is a stylish, modern building that provides 26 small office units on flexible lease terms with low outgoings, it is ideal for smaller and start up business.

There are communal kitchens, male/female and disabled toilets on each floor.

Parking is not allocated.

SCHEDULE OF AREAS

Ground Floor:

Unit10 - 247 sq ft (23 sq m) - Rent £2,724 pa - Service Charge £1,356 pa

First Floor

Unit 7-8 - 494 sq ft (46 sq m) - Rent £5,436 pa - Service Charge £2,724 pa

Unit 21 - 247 sq ft (23 sq m) - Rent £2,724 pa - Service Charge £1,356 pa

LEASE TERMS

Leases are 3 years in length with a break clause that can be actioned at any time given 6 month's notice.

The service charge covers gas central heating, electricity, cleaning and maintenance of communal areas, security alarms, buildings insurance, etc.

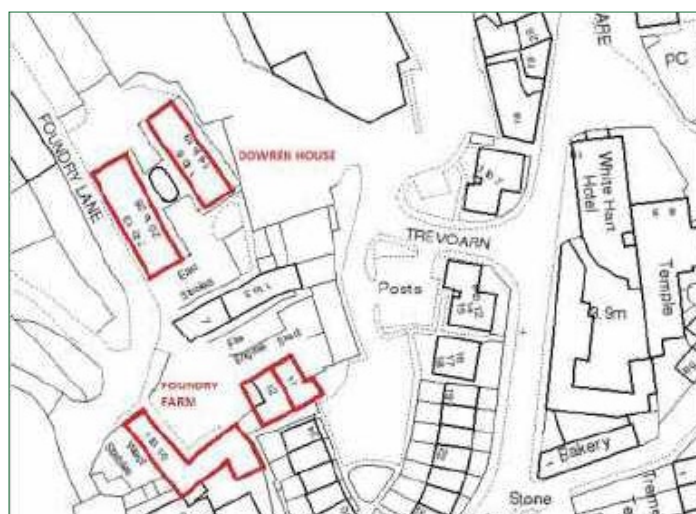
LEGAL COSTS

The Tenant to pay a contribution towards the Landlord's legal costs in setting up the lease.

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 £2,650. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

VAT



The property is elected for VAT and as such, the rent is subject to VAT.

EPC

The Energy Performance Rating for this property is C (63).

CONTACT DETAILS

For further information, please contact:

Thomas Smith - 01872 247013 - ts@miller-commercial.co.uk

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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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