

OFFICE SUITE TO LET

ST AUSTELL

TREGONISSEY HOUSE
MARKET STREET
ST AUSTELL
CORNWALL PL25 4BB

SBC
PROPERTY

01872 277397



OFFICES TO LET

TOWN CENTRE OFFICE SUITE WITH TWO PARKING SPACES. OFFICE/STORE SPACE 185.81 SQ M (2,000 SQ FT). FIRST AND SECOND FLOOR OFFICES AND STORES. KITCHEN AND WC. GAS CENTRAL HEATING. AVAILABLE REFURBISHED THROUGHOUT OR WITH RENT-FREE PERIOD.

RENT £12,500 PER ANNUM EXCLUSIVE

OFFICE SUITE, TREGONISSEY HOUSE, MARKET STREET, ST AUSTELL

LOCATION

The premises are situated on Market Street, in the popular market town of St Austell, Cornwall. The town has a resident population in the region of 25,000 and is one of the County's principal administrative and commercial centres. Situated on the A390, St Austell is approximately 15 miles east of the Cathedral City of Truro and 35 miles west of Plymouth.

Tregonissey House is a historic and prominent period office, built by Walter Hicks, the founder of St Austell Brewery. The building is situated amongst a number of office and retail occupiers, and opposite Holy Trinity Church.

DESCRIPTION

The premises occupy the first and second floor (with ground floor entrance) of this commercial building located on the edge of St Austell town centre. The office suite has an overall space circa 185.81 sq m (2,000 sq ft) and includes a variety of offices, kitchen, toilet facilities and stores.

There is a shared ground floor entrance lobby with stairs to the first floor leading to the offices. The office suite is heated by a gas central heating system. To the rear are two parking spaces in the shared car park.

ACCOMMODATION Areas are approximate.

GROUND FLOOR ENTRANCE

STAIRS LEADING TO FIRST FLOOR

OFFICE 1 3.8m x 3.6m

OFFICE 2 4.8m x 3.6m (max)

OFFICE 3 4.3m x 2.7m (max)

OFFICE 4 5.3m x 4m (max)

OFFICE 5 3 x 2.7m (max)

INNER HALL

WC

KITCHEN

STAIRS LEADING TO SECOND FLOOR

ROOM 1 2.6m x 1.8m

ROOM 2 5.2m x 3.5m

ROOM 3 5.2m x 3.9m (max)

ROOM 4 3.3m x 2.6m

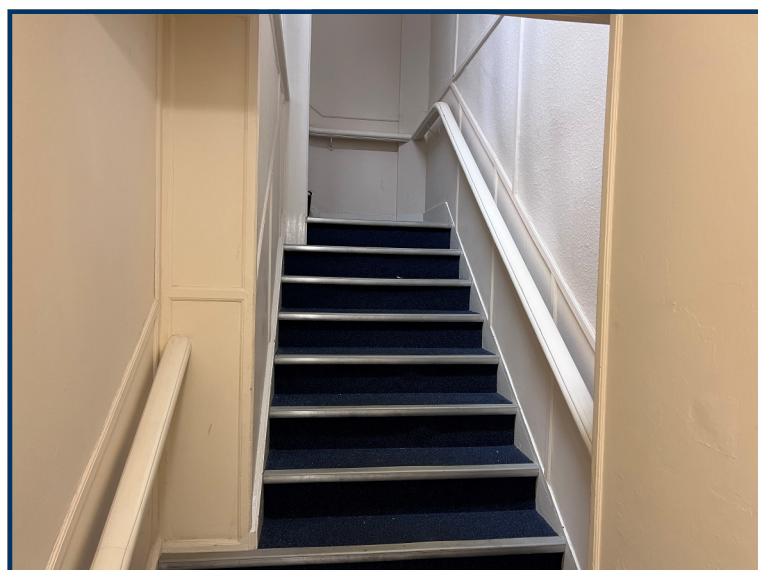
ROOM 5 5.6m x 4.4m (max)

PARKING

Two car parking spaces within communal car park.

LEASE TERMS

The office suite is offered by way of a new lease with terms to be agreed, but with an initial rent of £12,500 per annum.



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SERVICE CHARGE

There will be an annual service charge of approximately £1,450.

EPC

The property has an EPC Rating of D under Certificate Number 6919-4288-4501-7072-6350.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the Landlord's joint sole letting agent:

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

FAO: Carl Jenkin
Tel: 01872 245803 /07738321134
Email: carl@sbcproperty.com
Web site: www.sbcproperty.com

VAT

To be confirmed.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

May Whetter & Grose
Piran House
11 Fore Street
St Austell
Cornwall PL25 5PX

Nathan Hawke
01726 222967
Nathan@maywhetter.co.uk
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