

**OFFICES TO LET**

**PIRAN HOUSE, REDRUTH**

**SBC**  
PROPERTY



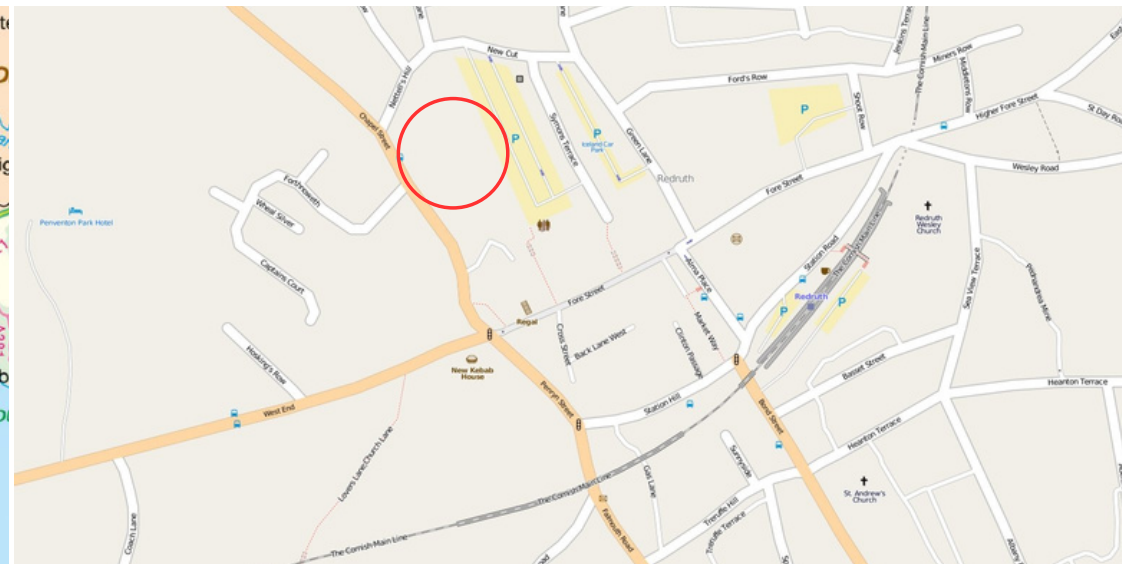


# SECOND FLOOR PIRAN HOUSE

## NETTLES HILL, REDRUTH

### CORNWALL, TR15 1SL

- High-quality office space
- Modern open-plan layout with individual meeting rooms
- Lift access
- Ample private allocated on-site parking
- Central location close to town centre facilities and A30
- Walking distance to public transport, public car parks, bus stops and mainline railway station
- Air conditioned, with opening windows to three elevations
- Raised flooring, carpeted throughout, suspended ceiling.
- Total area 446.82 sq m (4,810 sq ft)









## LOCATION

The property is situated in a central position within Redruth's town centre. Located in a central position within west Cornwall. Of great historic significance as the centre of the Cornish mining district, Redruth now forms part of Cornwall's most populated areas with its neighbouring towns of Pool and Camborne. The county's north coast beaches are found approximately 3 miles to the north, Truro 10 miles to the east, Falmouth and the south coast 10 miles to the south. The town is within easy reach of the A30 and has a mainline railway station in the town centre offering regular services to Penzance, Truro, Exeter, Plymouth and London Paddington. The property is situated in the town centre's core and prime retailing area.

## DESCRIPTION

Piran House comprises a high quality office property with accommodation arranged on three levels. Partly occupied by The Job Centre, our clients are offering a rare opportunity to lease modern well presented office accommodation at second floor levels.

The offices benefit from lift access to each floor with multiple entrances. The offices are very well presented. A mix of open plan and individual rooms, fully carpeted, neutrally decorated with suspended ceiling with inset lighting, raised flooring, perimeter trunking with WC and staff facilities the office suite has windows to three elevations and integral air-conditioning.

Piran House offers a rare opportunity to lease well presented offices in the heart of Cornwall within easy reach of the major population centres and public transport links, with onsite parking and adjacent public parking available.

**FURTHER ACCOMMODATIONS AVAILABLE WITHIN PIRAN HOUSE.**

## BUSINESS RATES

To be re-assessed currently assessed as a whole.  
The offices are currently rated as whole suite. Purchasers should confirm actual rates payable with the Local Council.

## TENURE

The premises are available by way of a new lease, the salient terms of which are as follows

Term	5/7/10 years
Repair	Tenant interior plus service charge
Use	Offices
VAT	Is applicable

## EPC

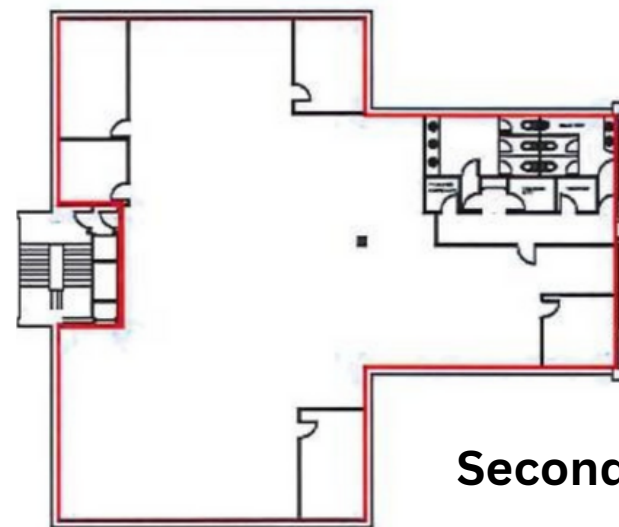
EPC Rating of C under Certificate Reference Number - 9711-3042-0118-0290-4095

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

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**Second floor plan**

## **SECOND FLOOR NORTH WING**

NIA\IPMS 446.82 sq m (4,810 sq ft)

- Open Plan Office - 14.98m x 23.93m
- Office 1 - 5.95m x 9.15m
- Kitchen - 8.90m x 5.95m
- Tea Point - 1.61m x 1.76m
- Cupboard Stores
- Male, Female and Accessible WC

**RENT £38,000 PER ANNUM + VAT**







## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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*The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our offices. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.*

The logo consists of the letters 'SBC' in a white, sans-serif font, set against a dark blue background. The background is a square with a diagonal split: the top-left corner is teal, and the rest is dark blue.The word 'PROPERTY' is written in a white, bold, sans-serif font on a dark blue rectangular background.