



To Let - Office

Unit 15/16
St Austell Business Park
Treverbyn Road
St Austell
PL25 4FD

£20,000 per annum

Contact our agent:-

Will Duckworth

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www.vickeryholman.com

SUMMARY

- Modern high quality business space
- This bespoke, architect designed building is located next to St Austell Print's new facility at Carclaze, alongside the main A391, linking St Austell with the A30.
- The unit is carpeted and fitted with a smoke alarm, intruder alarm, kitchen with fridge, CAT 5e network cabling and gas central heating.
- High quality, sustainably designed and environmentally friendly business space with wrap-around balconies, double aspect floor to ceiling windows, superfast FTTP.

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LOCATION

This property occupies a prominent location on the A391 St Austell to Bodmin road. It is highly visible from the road and enjoys uninterrupted sea views across St Austell Bay.

St Austell Business Park provides an opportunity for local and regional businesses to locate to a modern, flexible and specialised location. St Austell is one of the largest market towns in Cornwall, with a catchment population in the region of 60,000.

Also located with the business park is St Austell Printing Company (www.sapc.co.uk) and St Austell Conference Centre (www.staustellconferencecentre.co.uk), both of which offer discounted services for tenants.

DESCRIPTION

Located on the first floor with sea views of St Austell Bay to the rear, the unit is fitted out with a separate meeting room, kitchen area and two separate WC's (one dda compliant). Lift access to the first floor is available and the unit has four allocated parking spaces, additional parking can be rented nearby by separate negotiation. Site security includes general CCTV at the entrance and barrier access during 'out of hours' periods.

ACCOMMODATION

All areas are approximate as they are taken off plan:

	Sq m	Sq ft
Unit 15/16	186	2,000

SERVICES

It is understood that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

This property also benefits from rainwater recycling for grey water.

EPC - TBC



BROADBAND

We understand that superfast FTTP (fibre to the premises) is available on site. The current service can be continued by negotiation.

SERVICE CHARGE

There is a service charge in place covering cleaning and maintenance of external areas and common parts (including the lift), waste and recycling collections, landscaping, building insurance, and managing agents fees. Each unit pays 4.55% of the total service charge shared equally across all 22 units of the business park. Calculated annually and payable in monthly instalments by standing order.

BUSINESS RATES

The units are assessed as individually as occupied, for further information please contact the Valuation Office Agency (www.voa.gov.uk).

TERMS

The premises are available by way of new FRI leases - terms to be agreed.

LEGAL FEES

Each party to be responsible for their own legal fees in relation to this transaction.

VAT

As the property is elected for VAT it will be charged on the rent at the prevailing rate.

FURTHER INFORMATION AND VIEWINGS

For further information or to arrange a viewing please contact the sole agents.



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