

TO LET



CORNWALL
COUNCIL
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Unit 15 Penwith Business Centre

Size

The Unit measures approximately 61.39 square metres (660 sq. ft).

Rent

£9,300 per annum
(£775 per calendar month)

* Tenant to pay a monthly maintenance rent in respect of the common areas and a building insurance contribution.



Contact us

Email: tim.ratcliffe@cornwall.gov.uk
or estates.delivery@cornwall.gov.uk

Call: Tim Ratcliffe 07483 307204

Set in its own private landscaped area, Penwith Business Centre was built in the late 1980's by Penwith District Council. It is a single storey building that contains 7 internal offices and 5 external workshops/offices. The centre provides communal toilets and kitchen facilities and a communal free parking area.



Unit 15 is an office unit with access via the communal corridor area. It presently contains a range of office furniture and equipment, which can either be utilised by an incoming occupant or cleared out in advance, depending on preference – please call or email to discuss.

Kitchen/Toilets:

There is separate WC.

Lease Terms:

The property is available by way of a new effective internal repairing and insuring lease, terms to be agreed. The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act.

Parking:

There is allocated parking to the front of the unit.

EPC:

The unit has a rating of B

Business Rates:

Interested parties are advised to make their own enquiries from the Valuation Office Agency website (www.voa.gov.uk). We recommend you make these enquiries as you may be eligible for Business Rates Relief.

Legal Costs:

The ingoing tenant will be responsible for a contribution to the Landlords legal fees.

