



**To Let**

**£5,000 pax**

Office 5 Chi Gallos, Hayle Marine Renewables Business Park, North Quay,  
Hayle, Cornwall TR27 4DD

349 Sq Ft  
(32.4 Sq M)

# Summary

- Well located in the heart of North Quarry
- Modern office accommodation
- Available from July 2025
- Parking included
- Access to meeting room

## Location:

Hayle Marine Renewable Business Park is located in a beautiful setting at the mouth of the Hayle River directly behind Hayle Beach. Hayle Town centre is close by providing excellent retail, leisure and restaurant amenities.

Transport links are excellent with Hayle located on the A30 link road which is the main arterial route running through Cornwall. Hayle also has a main line train station with regular services to London Paddington.

## Description:

A well presented, modern office in the heart of Hayle North Quay. The office benefits from being finished to a modern specification as well as having access to a shared meeting room and kitchenet.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

|       | sq m | sq ft |
|-------|------|-------|
| Total | 32.4 | 349   |

## Maintenance Rent:

A maintenance rent is levied for the upkeep and maintenance of the communal areas, this is 30% of the annual rent.

## Services:

We understand that mains electricity, 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.

## EPC / MEES:

A+ (-16)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current

Rateable Value is £3,600, local council reference 25060965505000.  
[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Legal fees:

Ingoing tenants will contribute £350 towards the Landlord's legal fees.

## VAT:

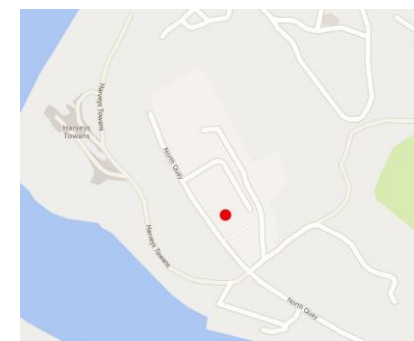
All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

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



## CONTACT THE AGENT

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