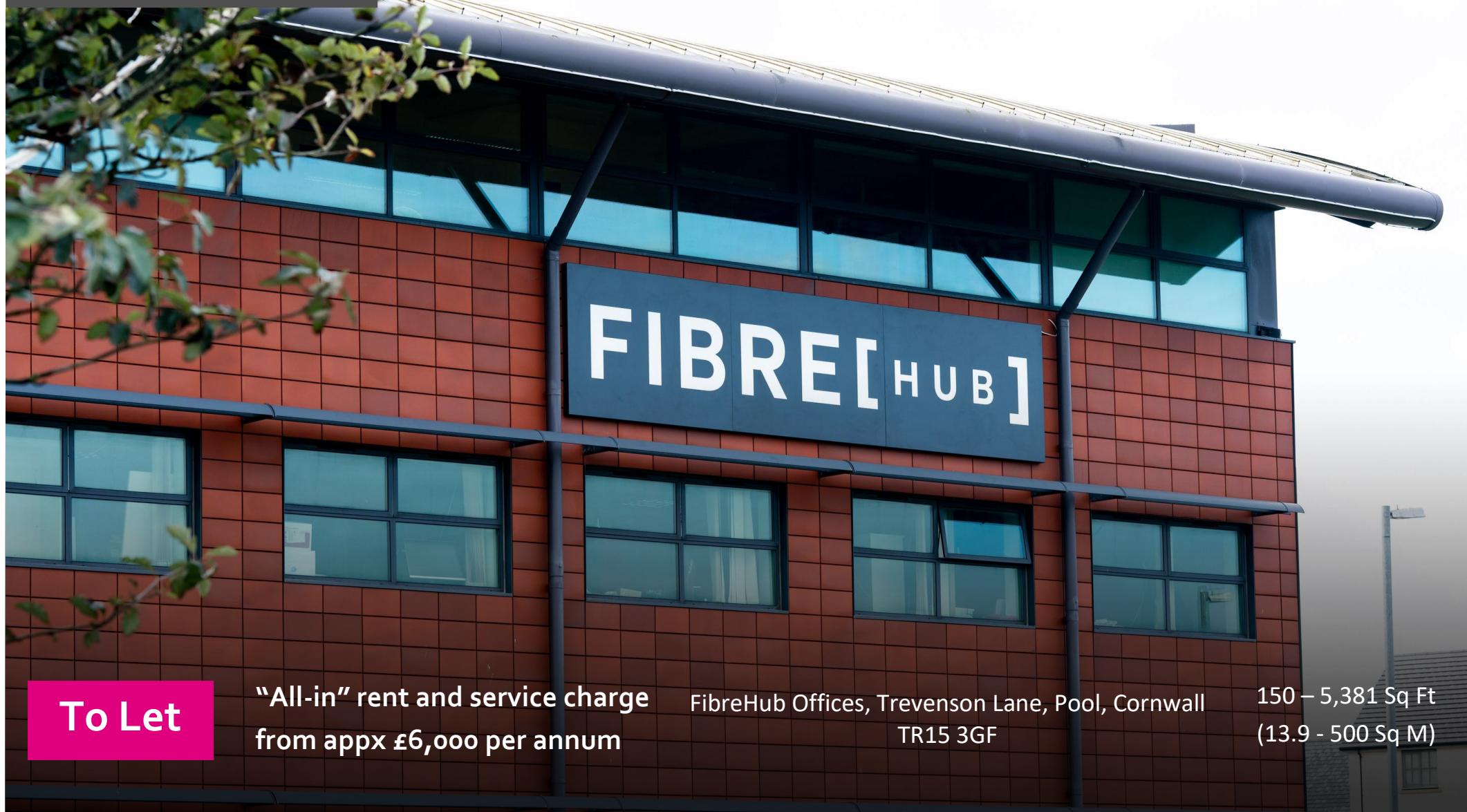


## FibreHub Rentable Office Spaces



**To Let**

“All-in” rent and service charge  
from appx £6,000 per annum

FibreHub Offices, Trevenson Lane, Pool, Cornwall  
TR15 3GF

150 – 5,381 Sq Ft  
(13.9 - 500 Sq M)

# Summary

- Exciting high profile business space
- Easy access by car, bike or public transport
- Just off the A30 trunk road
- Car Parking and EV charging available
- On site café

## Location:

The FibreHub is a very high profile location just off the main A30 Tolvaddon junction approximately 8 miles from Hayle to the west and Bodmin 35 miles to the east making it an excellent location for links to the remainder of Cornwall and beyond.

The Pool area has been the centre of significant regeneration in recent years and is host to a number of business, retail and hospitality occupiers as well as Cornwall College, Pool Campus.

## Description:

The building is already occupied by a number of progressive tech-based companies and has the benefit of the very attractive Nimbus Café on the ground floor which offers a great place to meet.

The building offers a series of individual offices suites that are available to rent. Parking is available on site.

## 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
<b>Ground Floor Mini</b>	13.9	150
<b>First Floor Medium</b>	37.2	400
<b>Entire second floor, consisting of:</b> - 4 small office / meeting rooms - 4 medium office / meeting rooms - 1 large conference space - 1 large co-work/office with 4 mini meeting spaces attached - Large breakout space with kitchenette - Separate kitchen	~500	~5,381

## Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas and the combined monthly rental and service charge amounts are set out in these particulars.

## EPC / MEES:

C (63)

## Business rates:

We understand that the business rates are being reassessed. For further information please contact us.

## Terms:

Suites are available on flexible leases for a minimum of 1 year. More details on application.

## Legal fees:

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

## VAT:

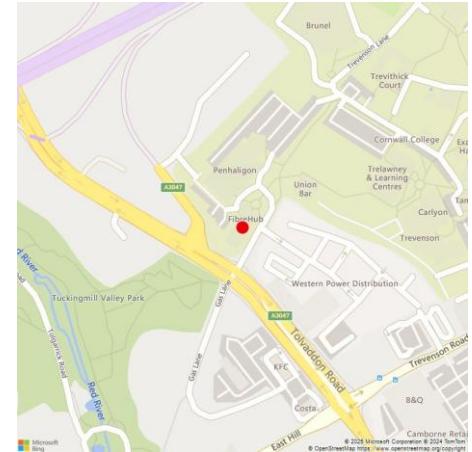
All figures quoted are exclusive of VAT if applicable.

## 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

### Evelyn Ferris

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Email: [eferris@vickeryholman.com](mailto:eferris@vickeryholman.com)

### Rosie Brenton

Tel: 07917 916546

Email: [rbrenton@vickeryholman.com](mailto:rbrenton@vickeryholman.com)

### Truro Office

Walsingham House, Newham Road,  
Truro, Cornwall, TR1 2DP

## What's included

- Unfurnished office space
- Serviced office and shared spaces \*
- Superfast internet / high speed Wi-Fi
- 24/7 access
- Bookable meeting spaces
- In-house café N I M B U S and catering services
- Tenant kitchen
- Tenant showers
- Free parking
- Electric car chargers
- Easy access floors and facilities

\* Service charges include:

*Utilities, property maintenance, access to superfast internet, buildings insurance, cleaning and waste management, AV management for meeting rooms*



Example costs by office size	Approx rented space sq. ft	Total cost per annum £ including service charges	Total cost per month £ including service charges
Mini	150 (15x10ft)	5,979.87	498.32
Small	200 (20x10ft)	7,461.87	621.82
L Shape	300 (20x20x10x10ft)	10,425.87	868.82
Medium	400 (20x20ft)	13,389.87	1,115.82
Large	600 (30x20ft)	19,317.87	1,609.82
Large with private office space	600 (30x20ft) + 100 (10x10)	22,281.87	1,856.82

Please note: All rates are subject to change  
 Room sizes shown are for example purposes only and can vary