

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

Miller Commercial



To Let

From £25,000 pax

Ground Floor Offices, Pendennis Court, Falmouth Business Park,
Bickland Water Road, Falmouth TR11 4SY

2,000 - 2,536 Sq Ft
(185.8 - 236 Sq M)

Summary

- Prominently located at entrance to popular business park
- High specification office
- Close to Falmouth town
- Customisable space
- Whole or part of the ground floor available
- Available immediately

Location:

Falmouth has a resident population of around 32,500 (Cornwall County Council Socio Economic Statistics for Cornwall, 2010) and lies approximately 12 miles from Truro, Cornwall's capital and principal administrative and retail centre. Famous for its marine history the town has the benefit of branch line railway services and an established road network to Helston, Redruth and Truro.

Description:

A high-quality detached office building with flexible accommodation laid out across the ground floor, in the

left and right wing. The building has an attractive entrance hall area which provides access to the suites available.

Both suites benefit from having flexible accommodation by way of moveable partitions to make the space customisable for your needs. Currently each suite benefit from an open plan space as well as several offices/meeting rooms.

The grounds are well maintained and include dedicated car parking spaces for each suite as well as guest parking.

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	Rent PA
Left Suite	185.8	2,000	£25,000
Right Suite	236	2,536	£32,000
Total	421.8	4,536	£57,000

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

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:

B (47)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is for the building as a whole and therefore it will need to be split.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

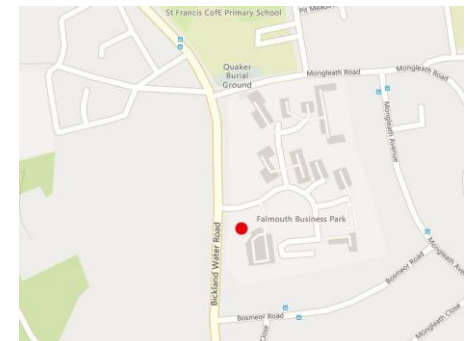
All figures quoted are exclusive of VAT if applicable.

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

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