



To Let

From £2,250 PAX

**The Old Laundry Falmouth Wharves, North Parade,
Falmouth, Cornwall TR11 2TF**

**106 - 906 sq ft
(9.8 - 84.2 sq m)**

Summary

- Newly converted offices
- Historic features
- Close to the heart of Falmouth
- Sea views
- Available immediately
- Self contained suites, shared facilities

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:

The Old Laundry is well located within the popular town of Falmouth, adjacent to Falmouth Marina and overlooking Penryn River.

The building has been extensively renovated in order to provide small, self contained, modern office accommodation with shared kitchen and a toilet per floor. The offices are located a short walk from Falmouth town centre.

Accommodation:

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

	sq ft	Rent Per Annum
Studio 1	126	£2,750
Studio 2	318	£6,750
Studio 3	121	£2,500
Studio 4	235	£5,000
Studio 5	106	£2,250
Total	906	£19,250

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 (30)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the Rateable Value has not yet been calculated.

Terms:

The premises are available by way of a new internal repairing and insuring lease.

Legal fees:

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

VAT:

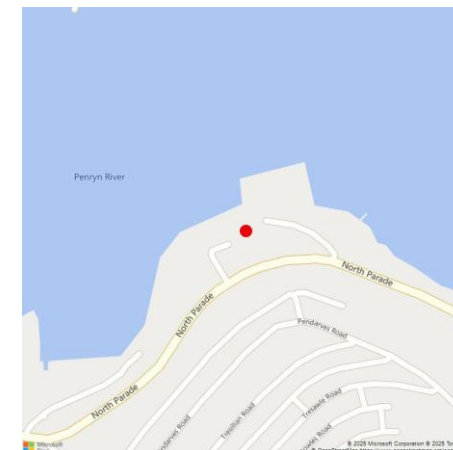
All figures quoted are exclusive of VAT if applicable.

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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