

To Let

From £35,000 PAX

Pearces Mill Falmouth Wharves, North Parade,
Falmouth, Cornwall, TR11 2TF

From 2,648 sq ft
From (246 sq m)

Summary

- Newly converted offices
- Historic features
- Open plan layout
- Close to the heart of Falmouth
- Sea views
- Available immediately
- Self contained offices

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:

Pearces Mill is well located within the popular town of Falmouth, adjacent to Falmouth Marina and overlooking Penryn River.

The properties have been extensively renovated in order to provide modern office accommodation, with kitchenette and toilet facilities on each floor. The offices are located a short walk from Falmouth town centre.

The ground floor unit benefits from roller shutter door access as well as level loading/unloading bay.

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 |
|---------------------|------|-------|-------------|
| Ground Floor | 253 | 2,723 | Under Offer |
| First Floor | 246 | 2,648 | £35,000 |
| Second Floor | 246 | 2,648 | £35,000 |

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:

C (62)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the VOA have not yet assessed the property.

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

Terms:

The premises are available by way of a new internal repairing and insuring lease. The lease will be contracted outside the Landlord and Tenant Act 1954.

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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