



To Let

£9,000 per annum

Unit 14A St Austell Business Park, Treverbyn
Road, St Austell, PL25 4FD

425 Sq Ft
(39.5 Sq M)

Summary

- Modern high quality business space
- This bespoke, architect designed building is located next to St Austell Printing Company's modern, sustainable premises, alongside the main A391, linking St Austell with the A30.
- Carparking included
- New lease available

Location:

This property occupies a prominent and highly visible location within St Austell Business Park, benefiting from uninterrupted sea and coastal views across St Austell Bay. The recently completed link road provides excellent connectivity, significantly improving the ease and speed of access to the A30 and Cornwall Airport Newquay.

St Austell Business Park is one of the town's largest developments of business premises since the 1960s, offering local and regional occupiers an opportunity to establish themselves within a modern, flexible and specialised business environment. The park has developed into a vibrant and well-established business community, home to a diverse mix of occupiers and complementary amenities. These include St Austell Printing Company, St Austell Conference Centre, a yoga studio, café and restaurant, creating a lively and convenient setting for businesses, employees and visitors alike.

St Austell is one of Cornwall's largest market towns, with a catchment population of approximately 60,000, making the

business park an attractive and well-connected base from which to serve customers across Cornwall and beyond.

Description:

Located on the first floor, the unit is fitted out with an open plan office space, kitchen area and WC to the rear. Lift access to the first floor is available and the unit has 1 allocated parking space, however additional parking can be rented nearby by separate negotiation. Site security includes general CCTV at the entrance and barrier access during 'out of hours' periods.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice

	sq m	sq ft
Total	425	39.5

Service charge:

Inclusive within monthly rent fees.

Services:

Gas, electric, water rates/usage included within monthly rental (a fair usage clause included within the lease). Boiler, Fire & Intruder alarms supplied, maintained and serviced by the landlord.

Broadband Internet service arranged by landlord, monthly service charge exclusive of monthly rental.

EPC / MEES:

In progress.

Business rates:

The units are assessed as individually as occupied, for further information please contact the Valuation Office Agency (www.voa.gov.uk).

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

Terms:

The premises is available by way of a new lease - terms by negotiation.

Legal fees:

The ingoing tenants to make a contribution of £500 + VAT to the landlords legal costs.

VAT:

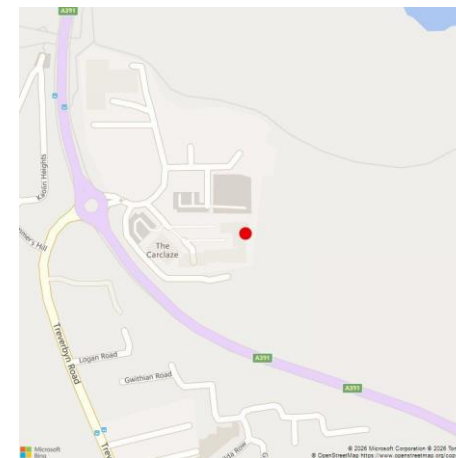
As the property is elected for VAT it will be charged on the rent at the prevailing rate.

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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