



**To Let**

**£6,000 per annum exclusive +**

Rame Innovation Centre, Antony, Cornwall, PL11 3AB

334 - 684 sq ft  
(31 - 63.5 sq m)

## Summary

- Newly refurbished offices
- Rural setting
- Easy access to Plymouth and Cornwall
- Flexible terms

### Location:

The property is located in Antony on Abbotscourt Lane, which is accessed from the main A374. The A374 leads to the Torpoint Ferry in the east which provides access to Plymouth, and the A38 in the north west which provides access to the rest of Cornwall and Plymouth and Exeter.

### Description:

Comprising of two barns which have been fully refurbished by The Anthony Estate to provide exceptional quality office and workshop space.

The properties provide a commercial hub with toilet and kitchen facilities. There is also an events space that will be used by The Anthony Estate to run events and conferencing facilities, but can also be used by tenants (subject to an additional charge).

Offices T1 & T2 are located in the barn which overlooks the road at the front. They are on the ground floor and provide open plan space which can be tailored to suit a tenants requirements.

The grounds will all be landscaped to provide an excellent outlook, along with parking to the rear of the development.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis. The floor areas have been provided by the landlord.

	sq m	sq ft
T1	31	334
T2	32.5	350
Total	63.5	684

### Services:

We understand that mains electricity and water are connected to the property and drainage is via a septic tank, however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

B (44).

### Business rates:

The rating assessment will be split so that each unit is separately assessed. Each tenant will be responsible for paying the business rates. Interested parties are advised to contact Cornwall Council with any queries.

### Terms:

The premises are available by way of a new effective internal repairing and insuring lease for a term of 3 years with a mutual break at the 1 year anniversary.

The leases will be contracted outside of the Landlord and Tenant Act 1954.

### Rent:

	per annum
T1	£6,000
T2	£6,300
Total	£12,300

The rent includes electricity, broadband, water, drainage, cleaning of common areas, gardening and buildings insurance.

### Legal fees:

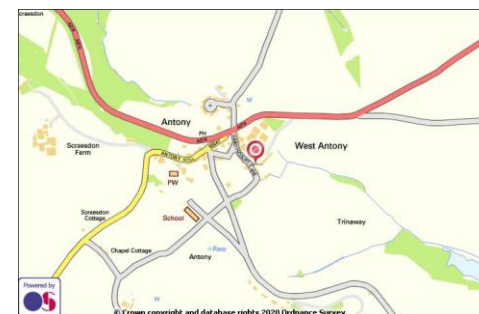
Each party to be responsible for their own legal fees in relation to this transaction.

### VAT:

The property has been elected for VAT and therefore VAT will be charged on the rent.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



### CONTACT THE AGENT

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