

OFFICESTO LET

ST AUSTELL

UPPER FLOORS

TREGONISSEY HOUSE

MARKET STREET

ST AUSTELL PL25 4BB

SBC
PROPERTY

01872 277397



UPPER FLOORS TREGONISSEY HOUSE

PROMINENT TOWN CENTRE PERIOD PROPERTY

FULLY SELF-CONTAINED WITH MIXTURE OF OPEN-PLAN & MEETING ROOMS

NET INTERNAL AREA 246.56 SQ M (2,654 SQ FT)

NEW LEASE AVAILABLE

RENT £18,500 PER ANNUM EXCLUSIVE

UPPER FLOOR OFFICES , TREGONISSEY HOUSE, MARKET STREET, ST AUSTELL

LOCATION

The premises are situated on Market Street, in the popular market town of St Austell, Cornwall. The town has a resident population in the region of 25,000 and is one of the County's principal administrative and commercial centres. Situated on the A390, St Austell is approximately 15 miles east of the Cathedral City of Truro and 35 miles west of Plymouth.

Tregonissey House is a historic and prominent period office, built by Walter Hicks, the founder of St Austell Brewery. The building is situated amongst a number of office and retail occupiers, and opposite Holy Trinity Church.

DESCRIPTION

The property is a substantial mixed retail and office property arranged over four levels, with Millerson situated on ground floor level. A separate pedestrian and disabled entrance is located to the side elevation providing access into the self-contained office suite.

The offices are arranged over ground, first and second floors with a variety of room sizes able to accommodate individual office areas and meeting rooms. Kitchen and toilet facilities are located throughout the building.

ACCOMMODATION

Areas are approximate.

Ground Floor	79.52 sq m (856 sq ft)
First Floor	86.68 sq m (933 sq ft)
Second Floor	80.36 sq m (865 sq ft)
<i>Total Net Internal Area</i>	<i>246.56 sq m (2,654 sq ft)</i>

LEASE TERMS

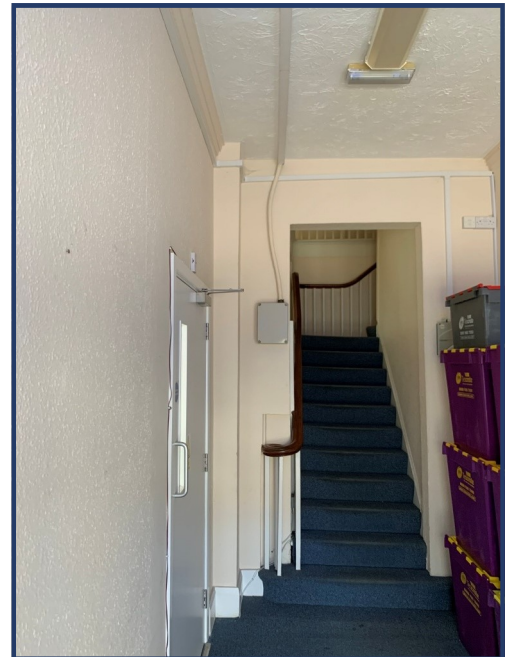
The offices are available on a new 3/5 year lease at a commencing rent of £18,500 per annum. The tenant will contribute towards the overall service charge for the property, shared with the remaining occupiers of the building.

EPC

The property has an EPC Rating of F under Certificate Number 0250-4949-0387-1950-3080. The landlord will undertake improvement works to ensure a minimum rating of E prior to any new lease commencing.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



UPPER FLOOR OFFICES , TREGONISSEY HOUSE, MARKET STREET, ST AUSTELL

VIEWING/FURTHER INFORMATION

Strictly by appointment with the Landlord's joint sole letting agent:

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

May Whetter & Grose
Piran House
11 Fore Street
St Austell
Cornwall PL25 5PX

FAO: Carl Jenkin
Tel: 01872 245803 /07738321134
Email: carl@sbcproperty.com
Web site: www.sbcproperty.com

Nathan Hawke
01726 222967
Nathan@maywhetter.co.uk
www.maywhetter.co.uk

These particulars do not constitute any part of an offer or contract. All statements as to the property and business are made without responsibility on the part of SBC Property or the vendor. None of the statements contained herein are to be relied upon as statements or representations of fact. Any potential purchaser must satisfy themselves as to the correctness of each statement in these particulars. The vendor does not make, or give SBC Property, nor any person in their employment, any authority to make any representation or warranty whatsoever in relation to this property.

FIXTURES AND FITTINGS, STOCK ARE NOT INCLUDED



SBC Property
Daniell House
Falmouth Road
Truro
Cornwall
TR1 2HX

FAO: Carl Jenkin
TEL: 01872 277397
EMAIL: carl@sbcproperty.com

These particulars do not constitute any part of an offer or contract. All statements as to the property and business are made without responsibility on the part of SBC Property or the vendor. None of the statements contained herein are to be relied upon as statements or representations of fact. Any potential purchaser must satisfy themselves as to the correctness of each statement in these particulars. The vendor does not make or give SBC Property, nor any person in their employment, any authority to make any representation or warranty whatsoever in relation to this property.

SBC Property is the trading name of
Scott Burrige Commercial LLP

www.sbcproperty.com

SBC
PROPERTY

01872 277397

OFFICE SUITE, TREGONISSEY HOUSE, MARKET STREET, ST AUSTELL

