

SBC
PROPERTY

01872 277397

HIGH SPECIFICATION BREEAM OFFICES

CENTRAL CORNWALL LOCATION

**HIGH SPEED BROADBAND & TELEPHONE
SERVICE**

EASY IN/EASY OUT AGREEMENTS

FREE CAR PARKING

MEETING AND CONFERENCE FACILITIES



**CORNWALL OFFICES, STATION APPROACH
VICTORIA, CORNWALL
PL26 8LG**

RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT

LOCATION

Victoria Offices are located in an extremely convenient position in Mid-Cornwall, in close proximity to the A30, the principal distribution route within the county. The offices are ideally placed for commuting and are an ideal location for businesses seeking flexible office accommodation within the county.

Nearby Roche train station offers a connection into the main rail network, and Newquay Airport, approximately 20 minutes drive time, provides connections to several UK and international destinations.

DESCRIPTION

The offices are of a high specification built to BREEAM Standards and are arranged in two main office buildings, Advent House and Beacon Place. Additional offices are located within Victoria Commercial Centre and there is potential to accommodate a variety of different office requirements, suitable for a variety of occupiers.

The premises have excellent transportation links, and on-site facilities include shower/wash rooms, disabled toilets, cycle stations and an on-site coffee shop. Additional facilities are available for small meetings/conference facilities which provide an ideal base for training, sales conferences, meetings, interviewing and exhibitions. Individual boardrooms are available on half-daily and daily rates.

The individual rents include management, building insurance, legal charges and there are no entry or exit charges. Each individual office is separately assessed for electric and heating usage which is charged for on a monthly basis depending on occupier usage. Business rates may be applicable, subject to occupation and lease duration and we would advise all interested parties to check all occupational costs.

The current availability of office accommodation is as follows:

ACCOMMODATION

Advent House

Office No	Floor	Size sq.m	Description	Occupancy	Rent (pcm)
A102	Ground	10	Small, front of building	1 - 2 people	£187
A219	First	17	Small, side of building	1 - 3 people	£298

Beacon Place

Office No	Floor	Size sq.m	Description	Occupancy	Rent (pcm)
B202	Ground	10	Small, rear of building	1 - 2 people	£187
B108	Ground	13.5	Small, front of building	1 - 3 people	£250
B319	Second	17	Small, side of building	1 - 3 people	£298

Commercial Centre

Office No	Floor	Size sq.m	Description	Occupancy	Rent (pcm)
3	Ground	27.1	Medium, front of building	5 - 7 people	£474
5	Ground	23.3	Medium, front of building	3 - 4 people	£409
6	Ground	15.9	Medium, front of building	2 - 3 people	£279
25	First	14.7	Small, front of building	1 - 2 people	£257
27	First	31.7	Medium, front of building	4 - 5 people	£555
37	First	18.6	Small, side of building	2 - 3 people	£326
39	First	12	Small, front of building	1 - 2 people	£210

VAT

VAT is applicable to individual office rentals.

EPC

Advent House	Classification A
Beacon Place	Classification A
Victoria Commercial Centre	Classification E

FURTHER INFORMATION

Additional information can be found at www.cornwalloffices.co.uk. Given the nature of the offices, office availability may change on a regular basis. We would advise all interested parties to contact us for the latest availability and specific occupier requirements.

VIEWING

In the first instance, please contact:

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

Tel: 01872 277397
Web site: www.sbcproperty.com
Email: carl@sbcpromerty.com

FAO Carl Jenkin

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