

Miller Commercial

Chartered Surveyors and Business Property Specialists



FIRST FLOOR, UNIT 3, SOUTHVIEW HOUSE, ST AUSTELL ENTERPRISE PARK, CARCLAZE, ST AUSTELL, PL25 4EJ

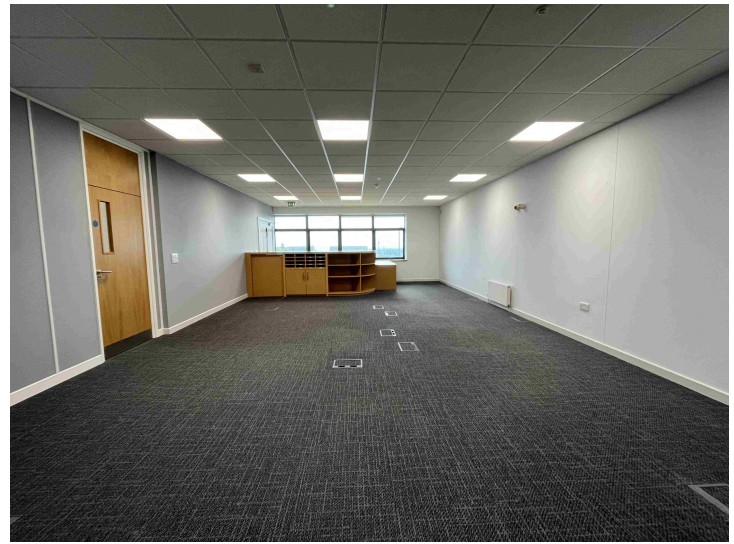
A well presented modern first floor self contained office suite in an easily accessed location with designated parking. Far reaching views over St Austell and to the bay beyond. Conveniently located next to the Premier Inn, Carclaze Restaurant, St Austell Conference Centre, Niles Bakery and the 'Clay Trails'.

- FIRST FLOOR OFFICE SUITE
- 1,096 SQ FT (102 SQ M)
- EXCELLENT TRANSPORT LINKS TO THE A391, A390 & A30
- FAR REACHING VIEWS
- NEW LEASE AVAILABLE
- EPC C 58

£15,500 PER ANNUM EXCLUSIVE



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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:

The property is located on the St Austell Enterprise Park which is situated to the north east of St Austell, in an increasingly popular location. The site is located next to the Premier Inn, Carclaze Restaurant and St Austell Conference Centre. The Conference Centre is available on flexible terms starting with bookings from 1 hour via www.staustellconferencecentre.co.uk.

Adjacent to the A391, the property is easily accessible; the nearest junction to the A30, Cornwall's main trunk road is approximately 6.5 miles distant and a new link road is under construction.

PREMISES:

A well presented, modern, self contained office suite benefiting from allocated parking, air conditioning, gas central heating and far reaching views.

SCHEDULE OF ACCOMMODATION:

Measured on a net internal basis the property is approximately 1,096 sq ft (102 Sq m). Currently configured to provide office accommodation, the handover spec of which is to be agreed. Accessed via a communal entrance porch, benefiting from the use of a disabled WC/wet room on the ground floor and further WC on the first floor. 4 x Allocated parking spaces, 1 x Disabled parking space, use of cycle storage & refuse area.

CYCLE TO WORK:

The property is located next to 'The Clay Trails'. Cycle racks are available to the front of the building and a wet room is provided.

TENURE:

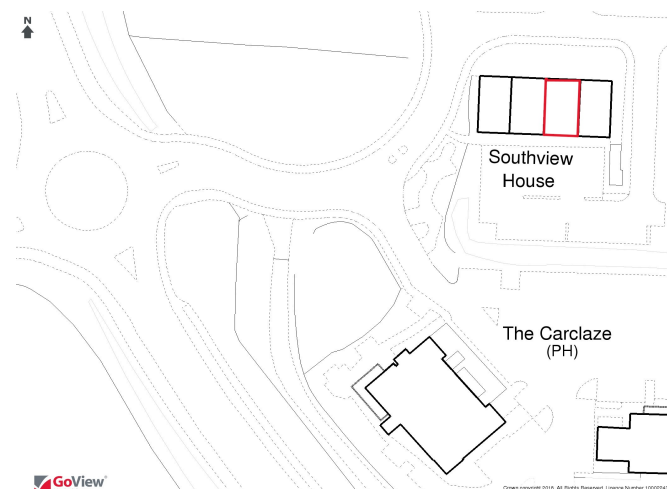
The property is offered with a new lease, the terms of which are subject to negotiation.

SERVICE CHARGE:

A service charge is payable of which the tenant is responsible for a fair proportion. The service charge is being updated, details are available upon request.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/viewmy-valuation/search> which shows that the current rateable value as per the 2023 assessment is £9,800. To find out how much business rates will be payable there is a business rates estimator service via the website.

**LEGAL COSTS:**

The incoming tenant to be responsible for the Landlords reasonable Legal Costs for the preparation of the lease.

VAT:

This property has been elected for VAT.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (58).

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

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