



**SECOND FLOOR OFFICES, THE HUB COMPLEX, STRET MYGHTERN
ARTHUR, NANSLEDAN, NEWQUAY, TR8 4UX**

£31,300 Per Annum Exclusive

Miller Commercial 
Chartered Surveyors and Business Property Specialists

DESCRIPTION:

The Hub Complex is leading the way for creative and local businesses at the heart of the Duchy of Cornwall Nansledan development. Local occupiers include Solve Media, DL Accountants and Newquay Holiday Lettings. Nansledan is a growing community which will eventually comprise of some 4,000 homes. As a mixed use development, Nansledan includes a range of flexible commercial and office space to accommodate small-scale employment uses.

With sustainability at its heart and a focus on local employment opportunities, business space at Nansledan offers space for small businesses as well as larger grow-on space to enable these businesses to expand in the future. The aspiration is to have at least one new job per household at Nansledan. The development has been designed so that residents can meet their daily needs on foot within a short distance of their homes rather than having to use the car to go elsewhere. This will include provision for a variety of shops including food retail and a range of independent retailers and producers. A pub, restaurants and cafes will be provided for.

LOCATION:

Nansledan is an extension to the Cornish coastal town of Newquay on Duchy of Cornwall land that embodies the principles of architecture, urban planning and sustainability.

Nansledan is within two miles of Newquay town centre on the rugged north coast of Cornwall and only 10 minute drive from Newquay Airport.

**SCHEDULE OF ACCOMMODATION:**

The offices are currently occupied by a high end media production company and offer stunning open plan office space with views across Nansledan and the local countryside.

The offices, totalling 2,142 Sq Ft (199 Sq M) have been constructed to a high specification and boast A (22) in the EPC rating. Designed as cutting edge Grade A office space the premises offers generous floor to ceiling heights, breakout and collaboration areas and a dedicated kitchen. The office floor is served by exposed ducting, pendant strip LED lighting and parameter trunking.

There is a communal shower room on the ground floor, ideal for those looking to cycle or run in to the office.

SERVICE CHARGE:

There is a service charge of £3,615.20 per annum alongside estate and green space charge of £175 per annum and a "Soth Service Charge" of £75 per annum for the maintenance and management of communal courtyards, street and trees.

LEASE TERMS:

The premises are available by way a new internal repairing and insuring lease at a rent of £31,300 per annum for a length to be agreed.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £16,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is A (22).

VIEWING AND CONTACT INFORMATION:

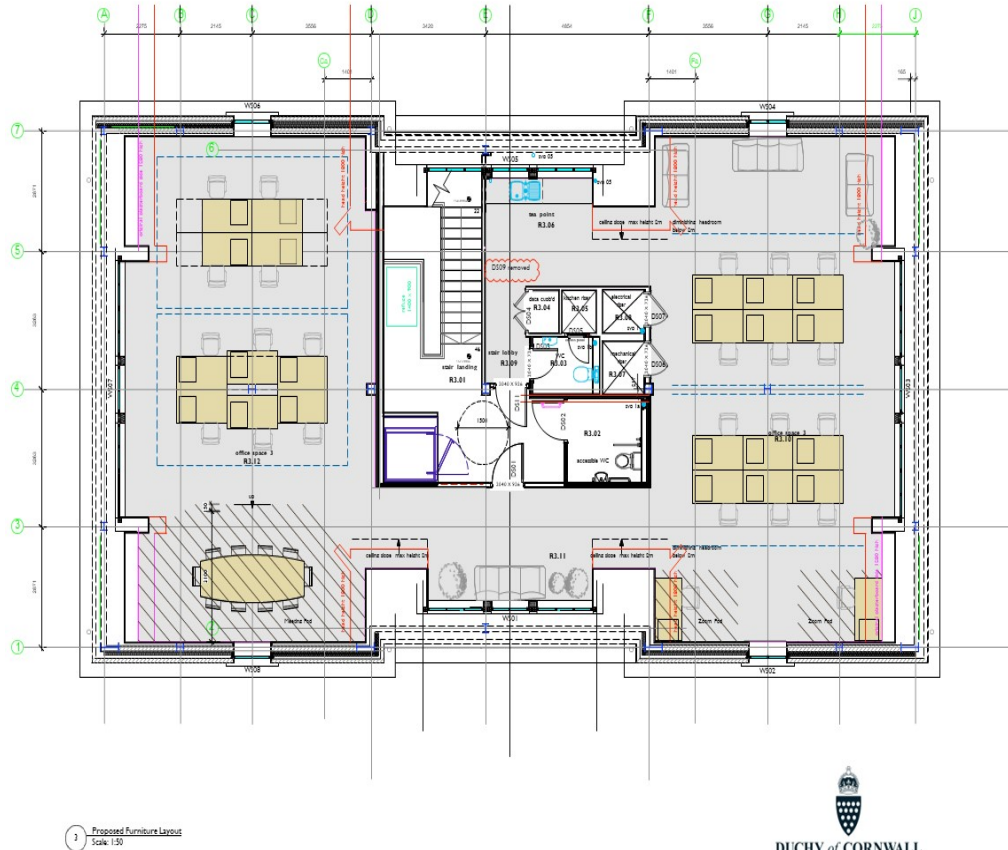
Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk







NEW HUB COMPLEX
 DUCHY OF CORNWALL
 STREET HYGHERNARTHUR
 NANSLEDEN
 NEWQUAY
 CORNWALL TR9 4UX
 HUB BUILDING - SECOND FLOOR FURNITURE LAYOUT
Planners:
ala architects

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