



**MAY WHETTER & GROSE**

**TREGONISSEY HOUSE MARKET STREET, ST. AUSTELL, PL25 4BB**  
**£18,500 PER ANNUM**



A LARGE REFURBISHED OFFICE SUITE SET OVER 3 FLOORS  
SITUATED ONLY YARDS FROM THE TOWN CENTRE  
2 PARKING SPACES  
APPROX 2600 SQ'



The property is situated just off the main town centre a few yards from the Church and is approximately 10 minutes walk from the bus and railway station. The A30 trunk road providing quick access out of the County is approximately 8 miles to the North whilst the airport at Newquay is approximately 15 miles. St Austell offers an extensive range of shopping, educational and recreational facilities whilst Truro with its comprehensive range of services and facilities is approximately 14 miles to the West.

**Directions:**

**Accommodation:**

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

**Ground Floor:**

**Entrance Lobby:**

Stairs to first floor. Door to

18'8" x 10'9" (5.7m x 3.3m)

Large window to front. Door to inner hall. Door to room one.

**Room One:**

12'5" x 22'11" (3.8m x 7.0m)

Window to front. Two night storage heaters. Door to room two.

**Room Two:**

19'4" x 10'2" (5.9m x 3.1m )

Window to rear. Night storage heater. Door to WC.

**WC:**

6'6" x 4'11" (2.0m x 1.5m)



With disabled access.

**Kitchen:**

15'5" x 7'10" (4.7m x 2.4m )



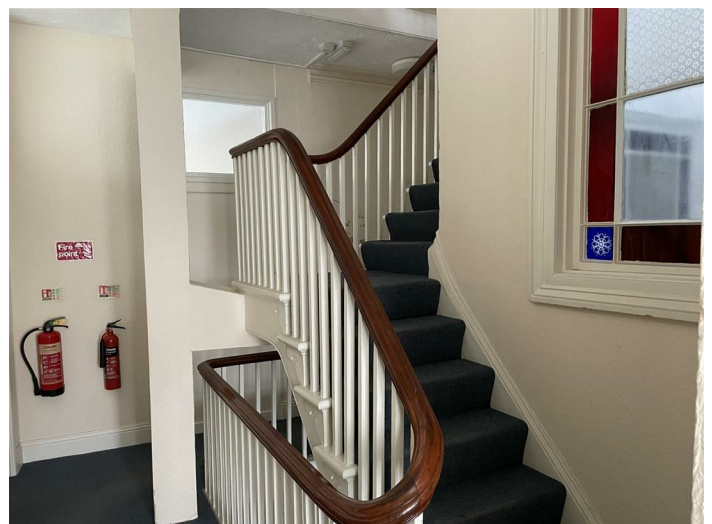
Kitchen sink and cupboards. Door and steps to file store.

**File Store:**

15'5" x 8'2" (4.7m x 2.5m)



**First Floor Landing:**



Attractive turning staircase for x and leading up to second floor. Door to room three.



**Room Three:**

28'10" x 8'2" (8.8m x 2.5m )



Window to front. Night storage heater. Door to room four. Door to kitchen and WC.

**Kitchen and WC:**

13'5" x 4'7" (4.1m x 1.4m )

**Room Four:**

17'0" x 18'0" (5.2m x 5.5m)



Two windows to rear. Two night storage heaters.

**Room Five:**

16'4" x 7'2" (5.0m x 2.2m)

Window to front. Night storage heater/

**Staff Room:**

17'0" x 15'5" (5.2m x 4.7m )



Window to front. Kitchen area. Seating area. Night storage heater.

**Second Floor Landing:**



Door and stairs to x. Doors to:

**WC:**

9'10" x 4'7" (3.0m x 1.4m)

**Kitchen:**

4'11" x 8'2" (1.5m x 2.5m)

**Room Six:**

12'1" x 9'6" (3.7m x 2.9m)

Two windows. Night storage heater.

**Room Seven:**

16'4" x 7'2" (5.0m x 2.2m )

Window. Night storage heater.

**Room Eight:**

23'7" x 12'9" (7.2m x 3.9m )

Two windows to front. Night storage heater. Door to room nine.

**Room Nine:**

11'1" x 11'1" (3.4m x 3.4m )

Window to front. Night storage heater. Door to x. Door to room ten.

**Room Ten:**

15'1" x 18'0" (4.6m x 5.5m)



Three windows. Night storage heater. Door to

**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.

**Service Charge:**

There will be a service charge of just over £900 per annum. This will be based on £3.71 per square meter.

**Legal Costs:**

Each party to pay their own costs incurred in the transaction.

**EPC:**

**VAT**

Interested applicants should be aware that VAT is applicable to the rent and the transaction overall

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	









**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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