



MAY WHETTER & GROSE

OFFICES ABOVE 22 EAST HILL, ST. AUSTELL, PL25 4TR
£475 PER CALENDAR MONTH



FIRST FLOOR OFFICE ROOMS.

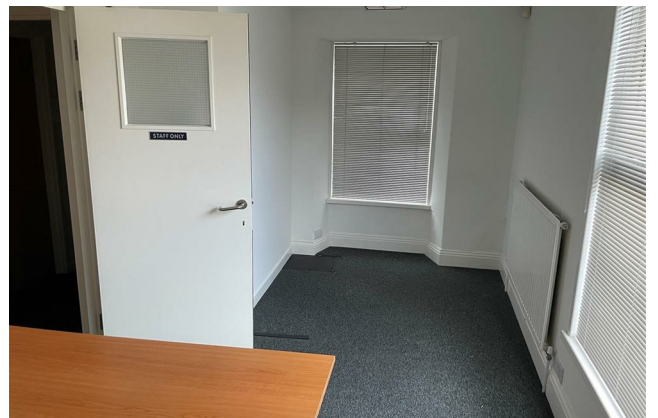
2 ROOMS SUITABLE FOR 1/2 PEOPLE EACH.

SHARED WC HEAT AND LIGHT INCLUDED.

WIFI ACCESS AVAILABLE (NO MAIN LINE TELEPHONE).

EDGE OF TOWN CENTRE LOCATION.

1 ALLOCATED PARKING SPACE INCLUDED PLUS VISITORS



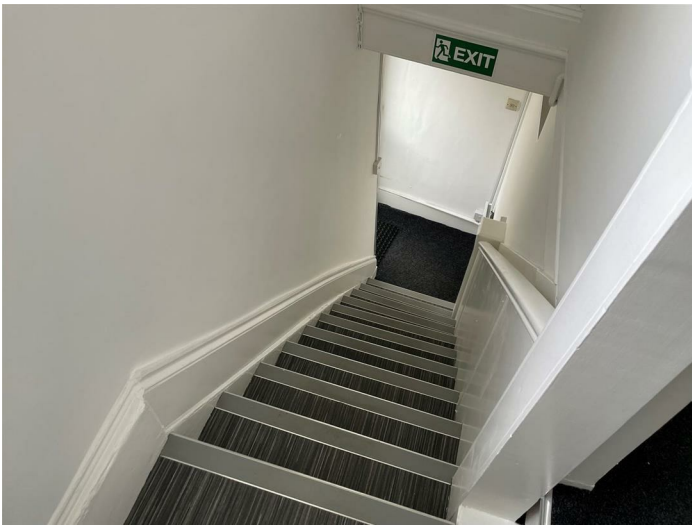
The Property

The available space comprises 2 first floor offices (ground floor access) both suitable for 1/2 people and with shared WC.

Location

The property is situated just off the main town centre approximately half way down East Hill and as is just a short walk from the town centre as well as the main line railway station and bus 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.

Entrance



From East Hill ground floor double glazed entrance door and stairs to first floor landing.

First Floor Landing



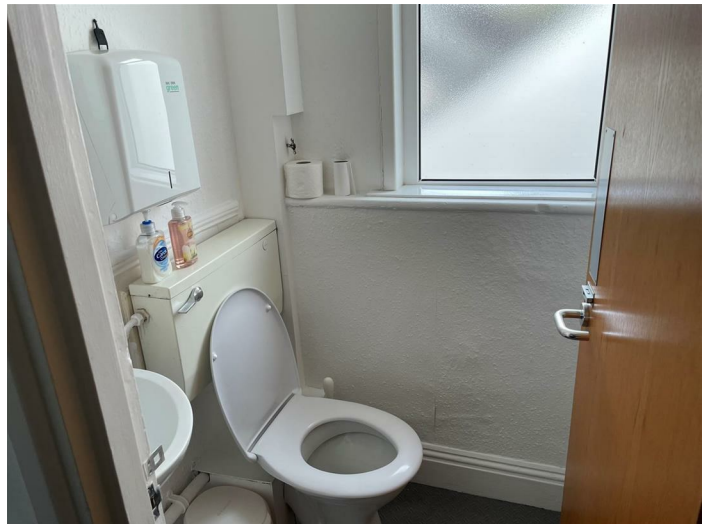
Doors to room 1, shared WC and shared inner area.

Room 1

9'10" plus window recess x 10'5" m (3m plus window recess x 3.2 m)

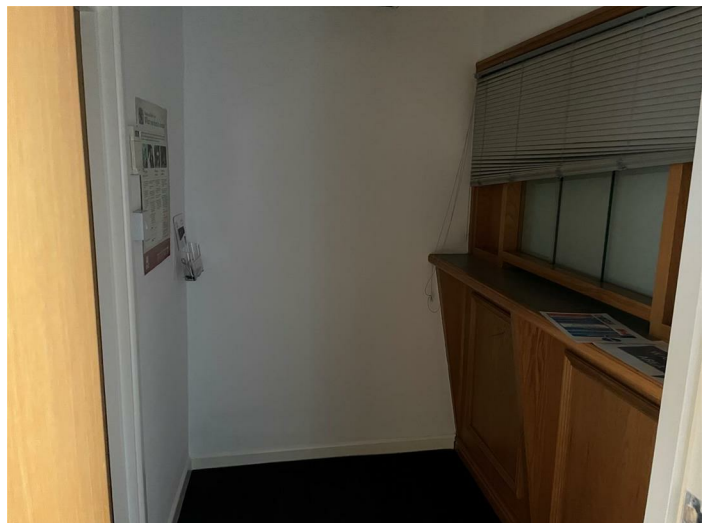


WC



Low level WC and basin

Inner Area



A small shared inner space which could be used for kettle and fridge (subject to power cables) or would be a connecting hall if both rooms taken together.

Room 2

16'4" max x 8'2" m max, (5m max x 2.5 m max,)



L shape narrowing with 2.5 narrowing to 1.9m

Vat

VAT is to be confirmed.

Terms

The rooms are available on flexible terms to be agreed with the Landlord.

Room 1 is from £200 pcm

Room 2 is from £250 pcm

Lease/rent length terms to be agreed also WIFI,
Parking and alterations

Viewing

By appointment with the Landlords Agent
MAY WHETTER AND GROSE, 11 Fore Street, St
Austell. PL25 5PX

017426 222967

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nathan@maywhetter.co.uk

Local Authority

Cornwall Council, Penwinnick Road, St Austell,
Cornwall. PL25 5DW

0300 123 4100

www.cornwall.gov.uk

Business Rates

Applicants should make their own enquires into the
relevance of business rates for the room or rooms.

Parking

Allocated parking near to the property might be
available subject to negotiation.

May Whetter And Grose, Lettings and Commercial
Department, look after other spaces close to the
South Street roundabout - please ask for information.

| 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 ₂) Rating | Current | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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