



FULLY SERVICED COMMERCIAL SUITE TO LET

**Offices 1 & 2
Tanner Trading
Miller Business Park
Station Road
Liskeard
PL14 4DA
£4,400 PA + VAT**

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OFFICES AT LISKEARD • LOSTWITHIEL • ST AUSTELL

DESCRIPTION

Fully serviced office/commercial accommodation available to let on flexible terms with parking located on the outskirts of the town centre within a busy trading estate.

The offices are available as a two rooms or individually.

The building is fitted with a lift.

ACCOMMODATION

First floor offices

Office 1 – 197sq ft including small kitchenette.

Office 2 – 95sq ft

SERVICES

All mains services are connected to the property. The rent includes all reasonable use of electric, water, gas, drainage and internet.

LEASE

Flexible terms are available.

RATES

The rent is inclusive of business rates while rated as part of the building.

SERVICE CHARGE

The Landlord will provide a maintenance service to include:-

- A. Maintenance and cleaning of shared internal and external common parts.
- B. Maintenance of the building
- C. Maintenance of Intruder Alarm and Fire Alarm
- D. Buildings Insurance
- E. Maintenance of the lift

There are no charges passed on to the Tenant.

RENTAL

£4,400 per annum. The rent is paid monthly in advance.

VAT

All figures are quoted exclusive of VAT – where applicable.

EPC RATING - B

DIRECTIONS

Take the first right in Miller Business Park where Tanner Trading will be found on your left hand side.

For viewing arrangements and further particulars, please contact the Agents –

JEFFERYS - 01579-342400



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