



**SPACIOUS FIRST FLOOR OFFICE PREMISES TO LET ON THE
OUTSKIRTS OF LISKEARD**

**UNIT 1
OAKLAND MEWS
LISKEARD
PL14 3UX**

£10,500 PA

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OFFICES AT LISKEARD • LOSTWITHIEL • ST AUSTELL

DESCRIPTION

Oakland Mews is situated on the Liskeard Business Park, just outside Liskeard town centre. This well developed and fully serviced business park is situated just off the A38 in a prominent roadside location.

These high quality offices have been arranged in a mews setting with parking. The unit is fully serviced, with dado trunking and network cabling.

FIRST FLOOR UNIT 1 (875 SQ FT NIA)

The accommodation briefly comprises:-

Ground Floor

Entrance Foyer - shared

Shared Kitchen – 2.31m x 2.03m

Shared Cloakroom/wc x 2 – with low level wc and wash hand basin.

First Floor

Open Plan Office – 6.94m x 4.42m plus 4.54m x 2.03m Max

Private Office 2 – 4.08m x 3.16m

Private Office 3 – 4.19m x 2.74m

Private Office 4 – 2.94m x 2.43m

Private Office 5 – 3.34m x 2.98m

OUTSIDE

Large parking area with six allocated spaces.

SERVICES

Mains water & electricity supply.

Mains drainage is connected.

Gas fired central heating system.

Telecom and networking:

A hard wired ethernet network is installed served from a patch panel in an IT cabinet, with the facility for telecom/broadband services which the Tenant will need to arrange.

Fire Alarm

LEASE

Lease terms are negotiable but ideally a new 5 year lease would be put into place.

The Tenant will be responsible for the internal repair and insurance of the office together with windows and doors.

The Tenants will be required to pay for the preparation of an appropriate Lease Agreement.

RENTAL

£10,500 plus VAT per annum, paid quarterly in advance.

SERVICE CHARGE & UTILITY

5% plus VAT of annual rent for maintenance of the external common areas, including grounds maintenance.

The following common services will be provided by the landlord, to be reimbursed in proportion to respective workspace floor areas:

- (a) Maintenance & cleaning of shared internal common parts.
- (b) Fire Alarm System.
- (c) Buildings Insurance.
- (d) Mains Water, Gas & Electricity services

RATES

The Tenants will be responsible for the rates.

RATEABLE VALUE

Rateable Value (2023) £8,400 - Offices

Rateable Value (2023) £1,800 – 6 parking spaces.

EPC RATING - C

DIRECTIONS

From Liskeard Town Centre, proceed up the main street through two mini-roundabouts and at the next roundabout take the second exit. Continue along this road for approximately 500 yards where Liskeard Business Park can be found on your left hand side. Enter into Liskeard Business Park and take the first right where the office can be found on your right hand side.

For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**



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