



To Let

£55,000 pax

Suite 1A, Gateway Business Centre, Barncoose,
Redruth, Cornwall TR15 3RQ

174 - 5,586 Sq Ft
(16.2 - 518.9 Sq M)

Summary

- High quality space with car parking
- Gym and café available on site
- Rated BREEAM 'Excellent'
- Leased line up to 100 MB internet connection
- Up to 10 GB data infrastructure
- High speed network

Location:

Gateway Business Centre provides over 25,000 sq ft of high quality office accommodation situated in a commanding position at Barncoose, Redruth. Main A30 access is less than 5 minutes away at the Avers junction.

Managed facilities at Gateway Business Centre create the best possible environment for everyone who interacts with the building - functionality is combined with state-of-the-art connectivity and compliance with DDA requirements.

There is a leased line point-to-point symmetric data connection which offers a connection speed of 100 MB/s upstream and downstream. The building is equipped with the future-proofed technology including Ethernet infrastructure with data transfer speeds of up to 10 GB.

Description:

This office is a predominantly open plan unit and is located on the first floor in the northern wing of the building. The space enjoys views across the local landscape and to the sea which is around 5 miles distant. There is lift access to all floors.

The space is largely open plan with internal partitions creating smaller meeting rooms and a board room. There is a private kitchen which is readily accessed from the main space. Dogs are also permitted.

There is a café within the development and tenants have complimentary access to the onsite gym and cafe. There is also a meeting room available to hire by prior arrangement - please enquire for further information.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

There is potential for this suite to be divided into up to 9 suites from 16.12 sq m (174 sq ft). Please contact the agents for further information.

Parking for 21 cars.

	sq m	sq ft
Total	518.9	5,586

Service charge:

A service charge is levied for the upkeep and maintenance of the common areas.

Services:

This suite is separately metered for gas and electricity usage. A service charge will be applicable for all common areas to cover heating, lighting and cleaning of all common parts, lift maintenance, landscaping, managed reception, buildings insurance and site security.

EPC / MEES:

A (25)

Business rates:

To be confirmed.

Terms:

A new lease is available, terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

We understand that this property is elected for VAT and so VAT will be charged on the rent and service charge.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and

should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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