



For Sale

Guide price £2m

Pendennis Court, Falmouth Business Park, Bickland
Water Road, Falmouth, Cornwall TR11 4SY

11,284 Sq Ft
(1,048.32 Sq M)

Summary

- Rare opportunity to purchase
- High quality HQ style offices
- Flexible internal layout
- Well located at entrance to Falmouth Business Park
- Attractive setting in landscaped grounds
- Ample car parking
- Site of 0.66 ha (1.64 acres)
- Low site coverage may offer potential STP

Location:

Falmouth has a resident population of around 32,500 (Cornwall County Council Socio Economic Statistics for Cornwall, 2010) and is an attractive location, favoured by local residents, tourists and students alike.

Famous for its marine history the town has the benefit of branch line railway services and an established road network to Helston, Redruth and Truro.

The building is well located on a popular business park on the outskirts of Falmouth and other nearby occupiers include Seasalt Ltd and Coodes Solicitors amongst others.

Description:

A high-quality detached office building with flexible accommodation laid out across ground and first floors. The building has an attractive entrance hall area with an 8-person lift serving the first floor.

The building currently has offices, kitchens and staff welfare accommodation on both floors creating a very comfortable working environment. There is an impressive board room located on the first floor which has far reaching views.

As well as the main staircase and lift, there is a second enclosed staircase to the northern wing which can facilitate separate access to the first floor and assist multi letting of the building if this was required.

The grounds are well maintained and include approximately 50 car parking spaces as well as areas set aside to lawns and an outdoor covered break out area.

The overall site has an area of approximately 0.66 ha (1.66 acres) according to the Nimbus mapping system.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Ground floor offices	480.58	5,173
Ground floor kitchen	19.25	207
Plant, cleaners & store	24.44	263
First floor offices	502.40	5408
First floor kitchen	21.65	233
Total	1,048.32	11,284

Services:

We understand that mains electricity, water, gas and drainage are all connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

TBC (C expired 2019) new EPC commissioned.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £103,000, local council reference 22020631050604.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Guide price £2m for the freehold interest. Subject to contract.

Legal fees:

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

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

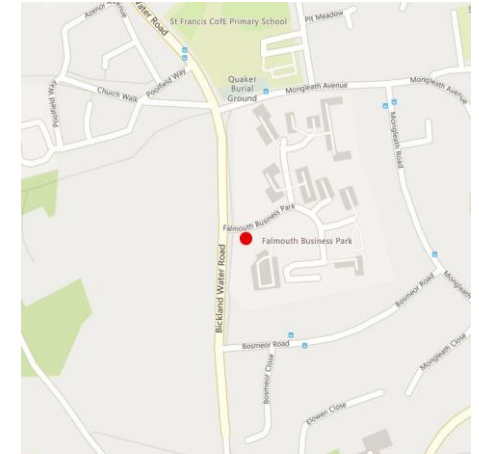
All figures quoted are exclusive of VAT if applicable.

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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Morwenna Pound

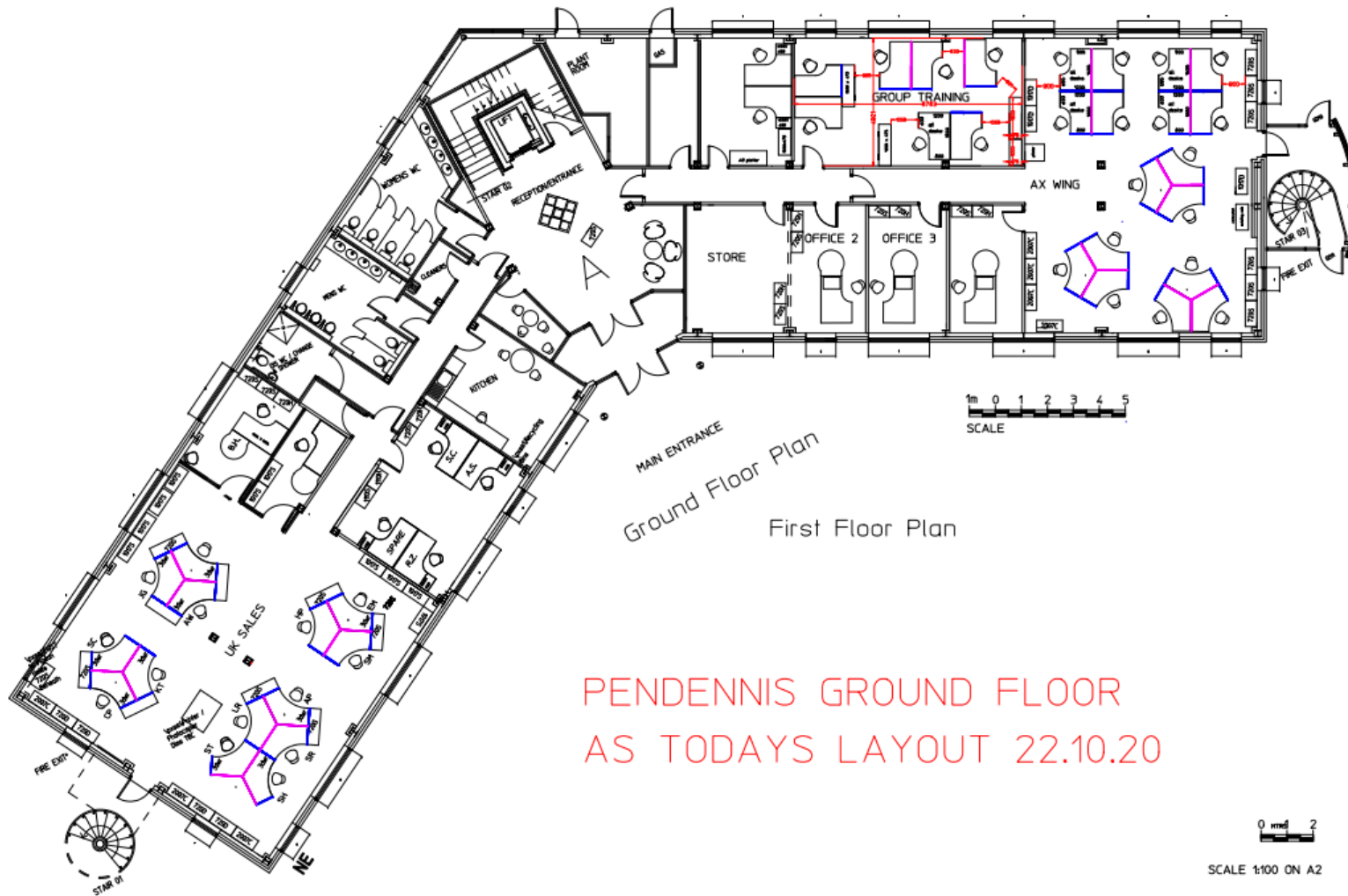
Tel: **07917 916546**

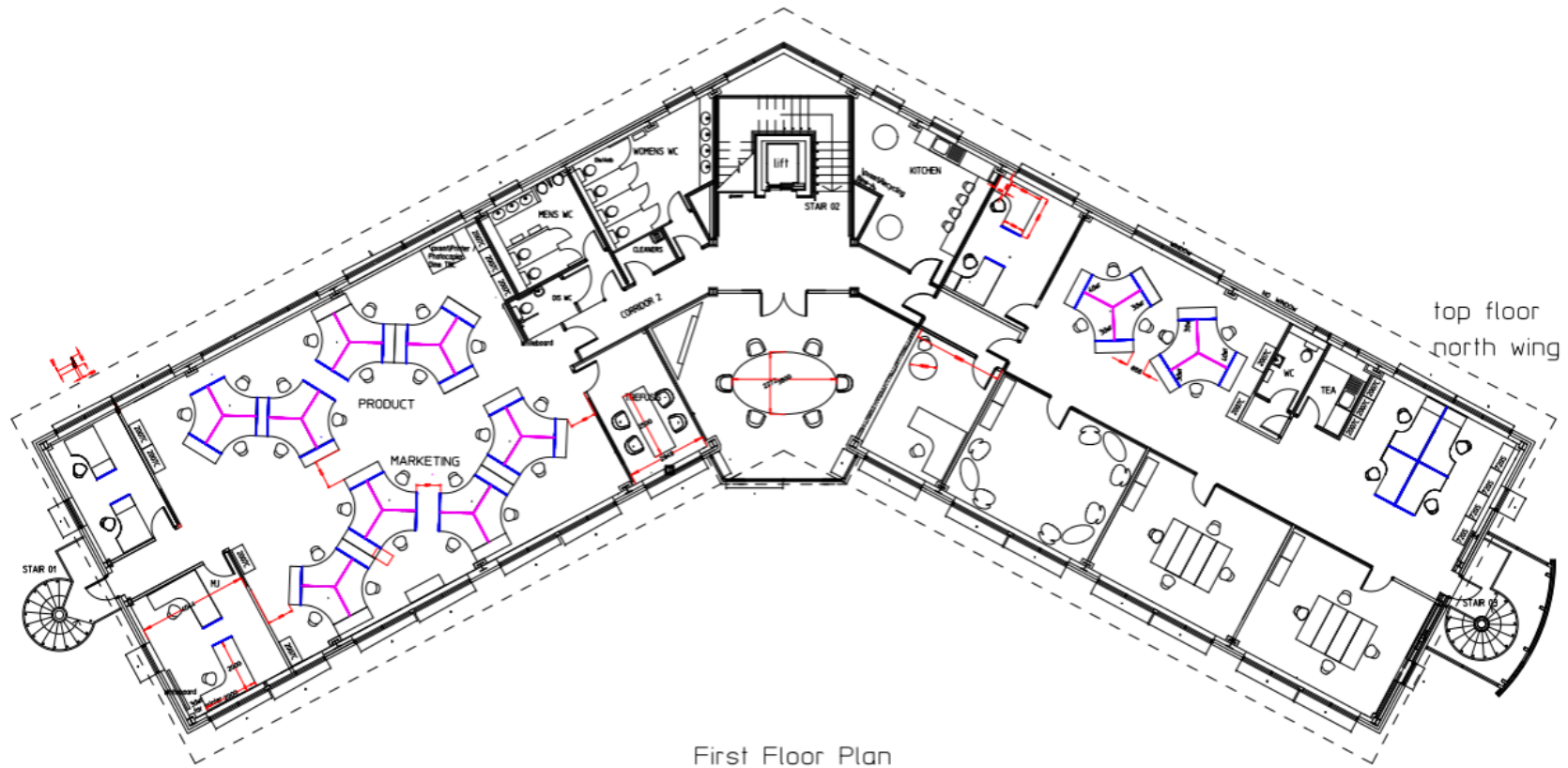
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PENDENNIS TOP FLOOR AS TODAYS LAYOUT 21.10.20



SCALE 1:100 ON A2