

1, Chi Kresennik An Shoppa, Nansledan, TR8 4GZ

david ball
Agencies

An exciting opportunity to acquire an office/employment unit on the sought after Duchy of Cornwall site of Nansledan. The site consists of a mixture of open market housing, affordable housing, and employment units.
Early viewing is highly recommended.

£185,000 Leasehold

Key Features

- Leasehold Employment/Office Unit
- Suitable for a Variety of Uses
- Early Viewing is Highly Recommended
- Sought after Duchy of Cornwall Nansledan Site
- The Remainder of a 999 year Lease
- £185,000 Leasehold















Agents Note
Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquries.

The Situation
The property can be found off Stret Kosti Veur Woles accessed from Quintrell Road and is one of the main thoroughfares through the award winning Duchy development of Nansledan. The popular and ongoing development of Nansledan is a Duchy of Cornwall site and is a mixture of open market, house sales, affordable housing, social housing, commercial and employment units.

The Property
A bright and airy space, offering 753 Sq Ft .

The Lease
The remainder of a 999 year lease

Entrance
Reception area. Electric wall heater. Feature lighting. LVT flooring.

Hallway
20'1" x 4'0" (6.14 x 1.22)
Feature ceiling fixture. Bench storage seating. LVT flooring. Feature sink for handwash/drinking. Doors to subsequent accommodation

Trading Area/Space
21'4" x 19'4" (6.51 x 5.90)
Two large double glazed obscure windows to the front. Two electric wall heaters. Double glazed window to the rear. Door to rear car park. LVT flooring. Shelving. Storage/data cupboard. Ceiling track lighting

WC
7'1" x 5'1" (2.17 x 1.57)
Low level WC. Wall mounted sink with hot and cold taps. Non slip flooring. Ceiling mounted light fitting.

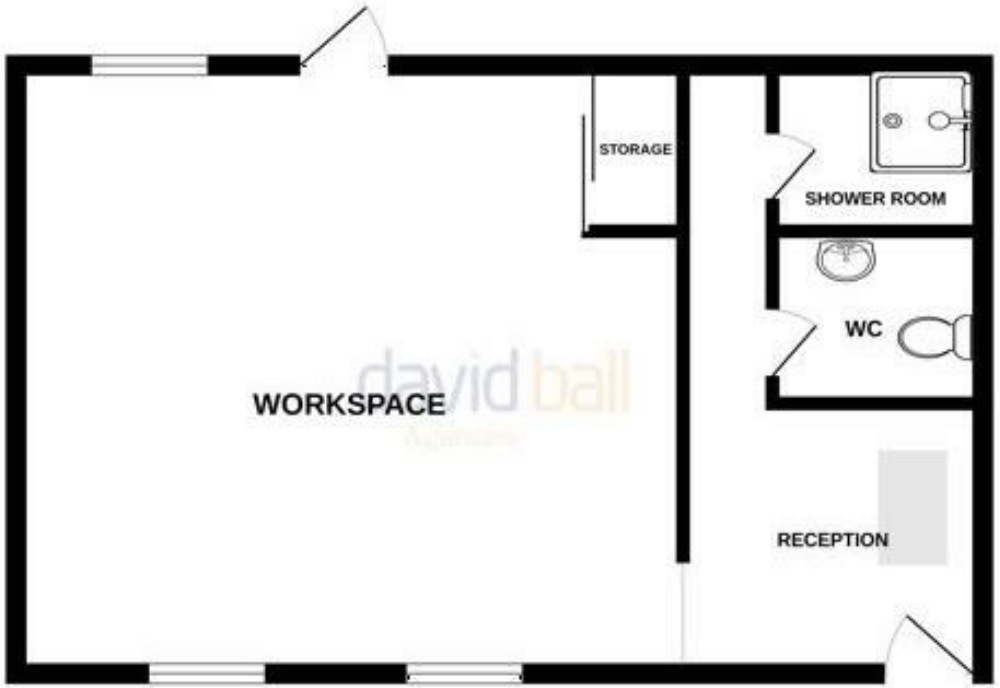
Shower Room/storage
5'9" x 7'1" (1.76 x 2.17)
Shower cubicle with Mira electric shower, riser bar, hose and head. Tiled walls. Non slip flooring. Ceiling mounted light fitting.

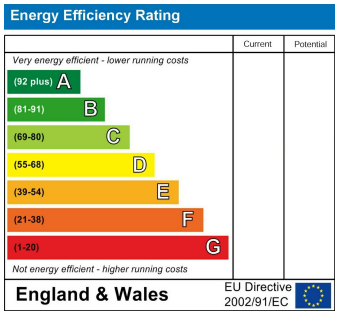
Service Charges
Site service and maintenance charges are payable annually.

Council
Cornwall Council, 39 Pennwick Road, St Austell, PL25 8DR
Rateable Value 2026/2027 £9,300

Viewings
Strictly by appointment only through the Vendors Agent
David Ball Agencies
paula@dba.estate 01637 850850

GROUND FLOOR





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