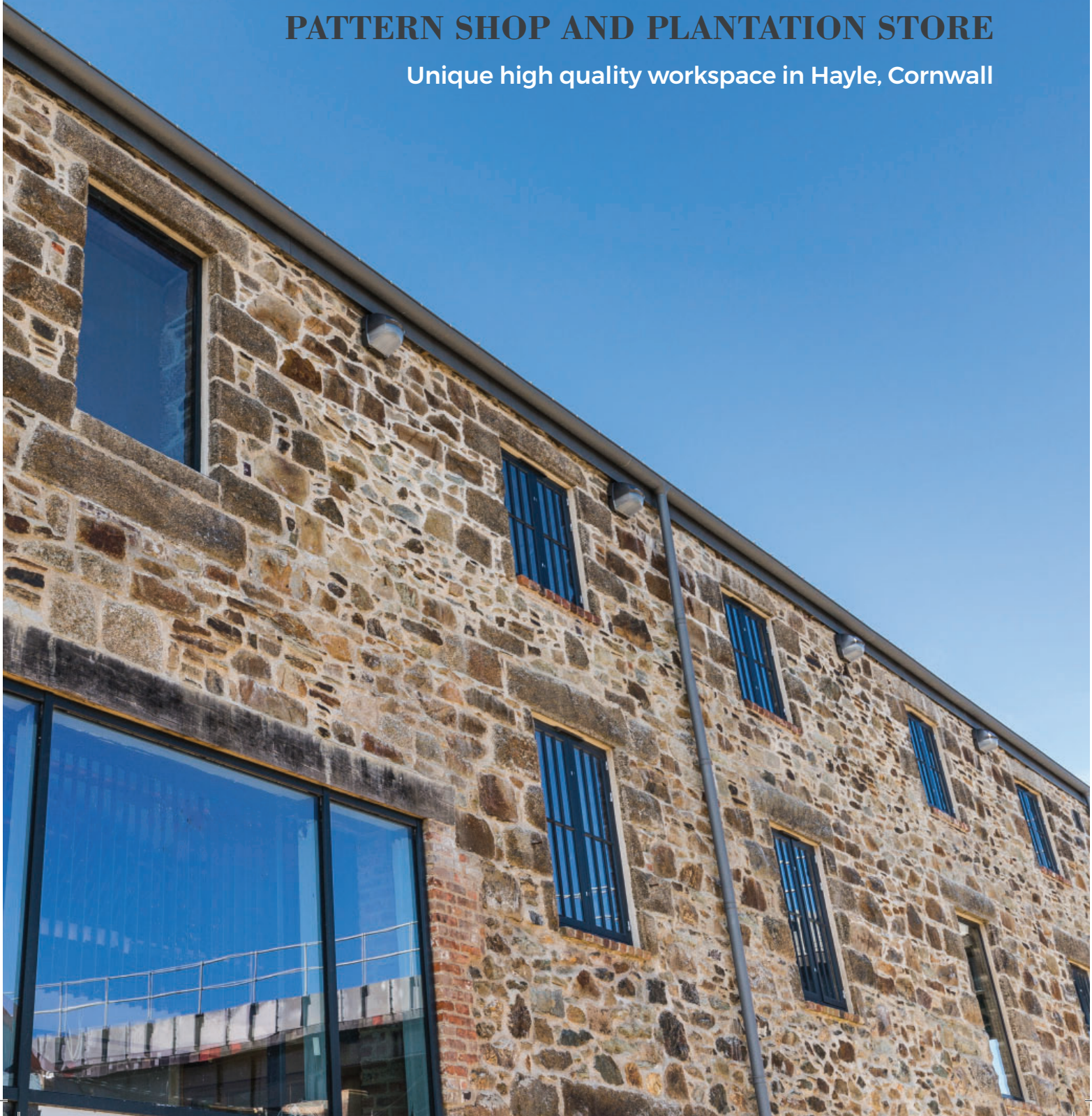
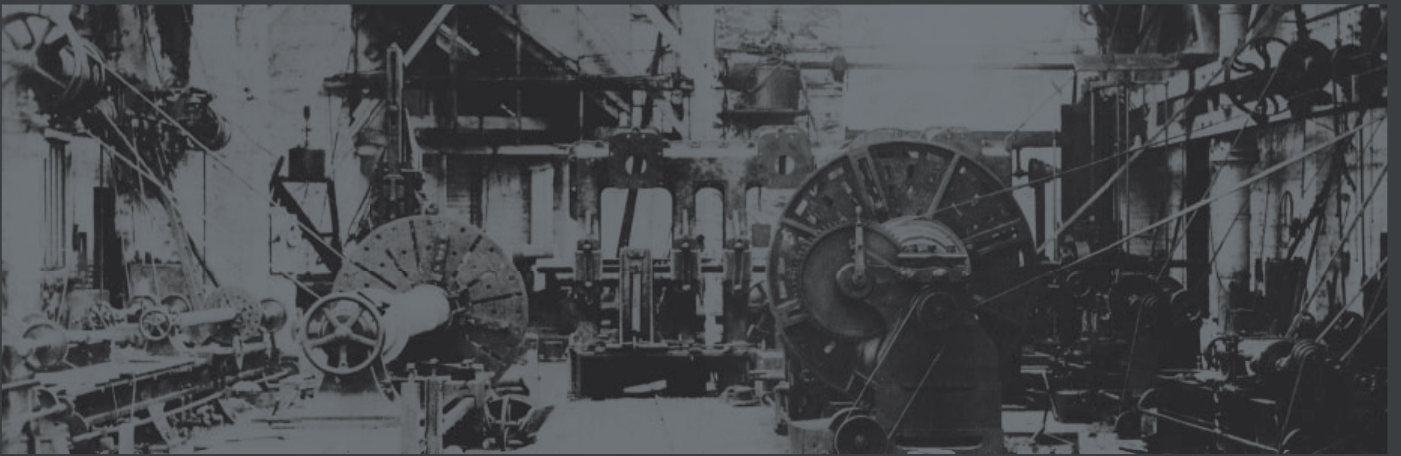


HARVEY'S FOUNDRY

PATTERN SHOP AND PLANTATION STORE

Unique high quality workspace in Hayle, Cornwall







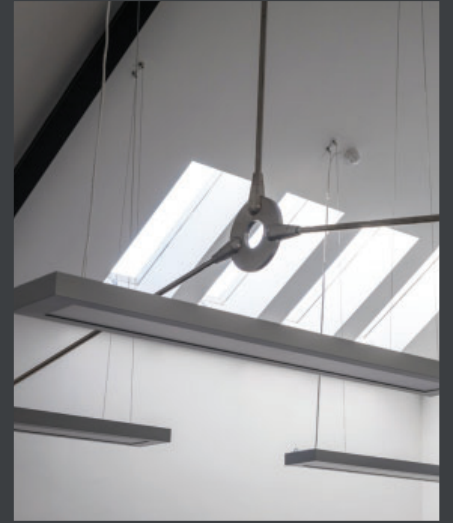
LOCATION

Part of an historic 18th century foundry in the heart of Hayle, The Pattern Shop and Plantation Store are the pinnacle of a ten year regeneration scheme which has refurbished and preserved several historically important buildings fundamental to Cornwall's industrial heritage forming part of the Cornwall UNESCO Works Heritage Site.

The Pattern Shop and Plantation Store are accessed off Foundry Hill (B3302). The premises benefit from good access from the A30 via the Causeway. Hayle train station is under 5 minutes' walk and the bus station is in close proximity.

**“
THE PATTERN SHOP AND
PLANTATION STORE ARE
THE PINNACLE OF A TEN
YEAR REGENERATION
SCHEME ”**







- Brand new, highly specified modern office suites
- Light, bright, open plan offices
- New light fittings and finishings
- Gas central heating
- Each suite has dedicated kitchenette and WC
- Communal cycle parking and shower facilities
- Shared meeting room space available to hire



DESCRIPTION

Both buildings provide a number of high quality office suites which draw upon the industrial heritage of the town that have been completed and are ready for occupation and benefit from central heating and their own WC's and kitchenette. The buildings also provide additional meeting room space that can be hired by separate arrangement, shower facilities and bicycle parking. There is car parking available near by.



SCHEDULE OF AREAS

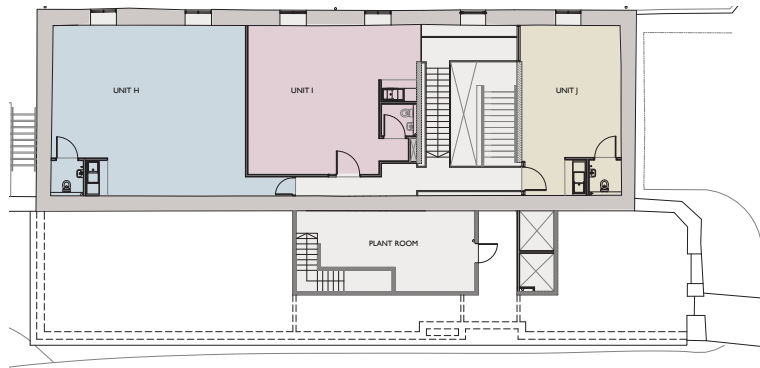
PATTERN SHOP

UNIT	SQ FT
A	637
B	617
C	258
D	769
E	764
F	439
G	322
H	791
I	542
J	366

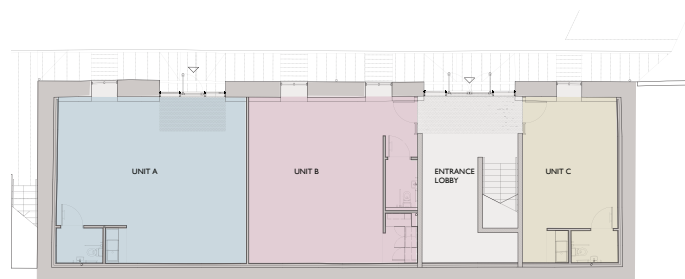
** Units A-D have disabled access



FIRST FLOOR



LOWER GROUND FLOOR



UPPER GROUND FLOOR



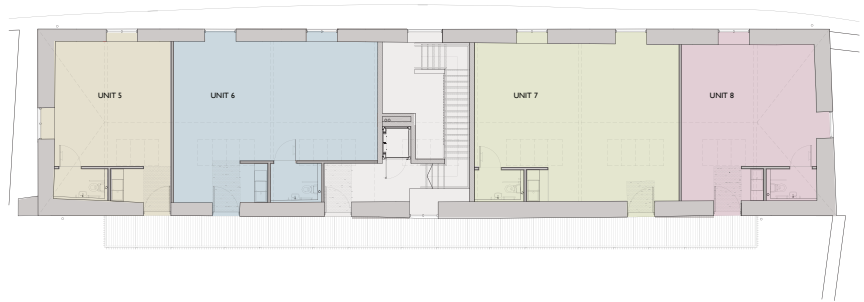
PLANTATION STORE

UNIT	SQ FT
1	313
2	611
3	625
4	352
5	381
6	655
7	712
8	444

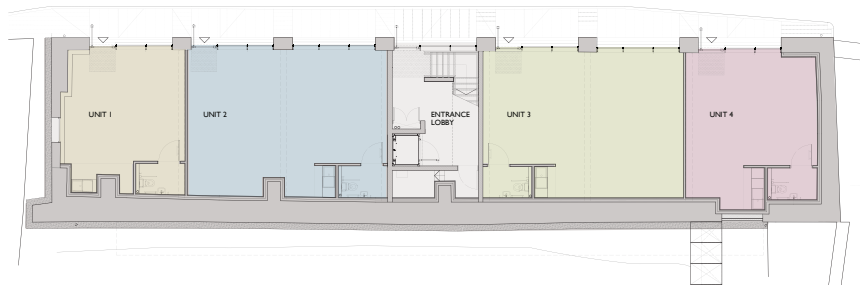
** Plantation Store has a passenger lift and all units have disabled access



FIRST FLOOR



GROUND FLOOR



LEASE TERMS

New leases are available for terms of 3 years plus, with a Tenant option to break halfway through the term. A rent deposit of 3 months' rent plus service charge will be required in each instance.

SERVICE CHARGE

The service charge covers the general running and upkeep of the estate including the building insurance, water, cleaning and maintenance of communal areas and systems, waste disposal, security, window cleaning and building management. Tenants will be charged separately for their use of electricity and gas (central heating).

LEGAL COSTS

The Tenant to pay a contribution towards the Landlord's legal costs in setting up the lease.

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171.

VAT

The property is elected for VAT and as such, the rent is subject to VAT.

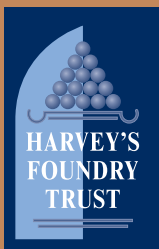
EPC

The Energy Performance Rating for this property is still to be confirmed.

Miller Commercial

For further information, please contact:

Thomas Smith - 01872 247013 - ts@millers-commercial.co.uk



No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

VIEWING: Strictly by prior appointment through Miller Commercial.

Harvey's Foundry Trust

www.harveysfoundrytrust.org.uk 01736 757683 enquiries@harveysfoundrytrust.org.uk.
Project funded by Heritage Lottery Fund.

AGENTS NOTE:

Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars: [c] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [d] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOTTERY FUNDED