

OFFICE SUITE 1, COMMUNICATION CENTRE, PAR, PL24 2SQ



- TO LET
- GROUND FLOOR OFFICE SUITE
- 1810 SQ FT (190 SQ M)
- 1 MILE FROM THE A390
- EPC E125
- PARKING INCLUDED

**£7,500 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



PROPERTY

The Communication Centre on Par Moor Road is an established trading position. The site is located approximately 3 miles east from the town of St Austell and the mainline train station at Par is under 5 minutes drive away. This ground floor self-contained office suite offers 2052 sq ft (190 sq m), its own separate entrance, WC and kitchenette. Parking spaces are available in front of the office with overflow parking to the rear.

SCHEDULE OF ACCOMMODATION

The office area comprises the following approximate net internal floor areas:

Reception/office - 241sq ft (22.4 sq m)
 Office 1 - 197 sq ft (18.3 sq m)
 Office 2 - 146 sq ft (13.6 sq m)
 Office 3 - 396 sq ft (36.8 sq m)
 Office 4 - 164 sq ft (15.2 sq m)
 Office 5 - 63 sq ft (5.9 sq m)
 Internal office/kitchen - 133 sq ft (12.4 sq m)
 Store 1 - 151 sq ft (14.0 sq m)
 Internal store 307 sq ft (28.6 sq m)
 Internal office 253 sq ft (23.6 sq m)
 Male & female wc.
 Total 2052 sq ft (190 sq m)

ADJACENT WAREHOUSE

The warehouse adjacent is available via separate negotiation, please see our other listing for further information.

LEASE TERMS

1 Month rent free for each year committed to in a straight term. Rent free capped at 3 months.

The premises are available with the benefit of a new lease, the terms of which are subject to negotiation.

LEGAL COSTS

The incoming lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

SERVICE CHARGE

A service charge will be administered to cover the up keep of the common parts etc. Further information available upon request.

LOCAL AUTHORITY

Cornwall Council
 General Enquiries 0300-1234-100
 Planning 0300-1234-151
www.cornwall.gov.uk

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989
 South West Water: 0800 169 1144
 Transco: 0800 111 999

BUSINESS RATES

Business rates will need to be re assessed following the completion of the letting as currently they are banded to include the warehouse behind which is available via separable negotiation.

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

<https://www.gov.uk/calculate-your-business-rates>

VAT

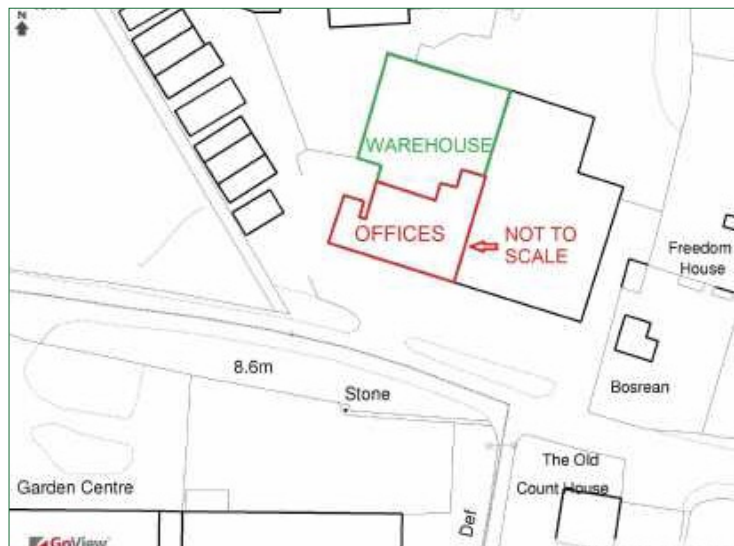
All the above prices/rentals are quoted exclusive of VAT, where applicable.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate is within band E

CONTACT INFORMATION

For further information or an appointment to view please contact either:-
 Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or
 Mike Nightingale on 01872 2470008 or via email msn@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration 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.



ESTATES GAZETTE Awarded
MILLER COMMERCIAL
 Cornwall's Most Active Agent
 2011 - 2012 - 2013 - 2014 - 2015 - 2016



Miller Commercial



• Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management
 • Property Investment • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer
 Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property