



**DETACHED OFFICE PREMISES WITH PARKING TO LET IN THE  
TOWN CENTRE OF LISKEARD**

**7-9 CHURCH STREET  
LISKEARD  
PL14 3AG**

**£40,000 PA**

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OFFICES AT LISKEARD • LOSTWITHIEL • ST AUSTELL

## DESCRIPTION

This former Job Centre building has become available within the town centre. Ideally located with the benefit of a private car park this spacious open plan office suite would suit a number of larger organisations.

These high quality offices have been arranged in an open plan arrangement. The building is fully serviced, with under floor power sockets and network cabling.

## ACCOMMODATION (5760 SQ FT GIA / 5150 SQ FT NIA )

The accommodation briefly comprises:-

### Ground Floor

Entrance Foyer

Large Open Plan Office

Private Office 1 – 3.08m x 2.56m.

Private Office 2 – 3.08m x 2.56m.

Private Office 3 – 3.48m x 3.00m.

Rear Hall/ Stairwell

Disabled Cloakroom/wc

Store Room

### First Floor

Landing

Ladies Toilets/wc

Gentlemen's Toilet/wc

Large Open Plan Office

Conference Room – 6.65m x 5.24m plus 3.35m x 2.23m.

Private Office 4 – 5.27m x 3.01m.

Private Office 5 – 3.01m x 2.85m.

Kitchen/Restroom – 5.19m x 4.93m.

## OUTSIDE

Large parking area with ten allocated spaces.

## SERVICES

Mains water supply.

Mains electricity supply.

Gas fired central heating system.

British Telecom facilities.

Fire and Security Alarm

## LEASE

Lease terms are negotiable.

The Tenants will be required to pay for the preparation of an appropriate Lease Agreement.

The Tenants will be required to pay all utility charges.

## RENTAL

£40,000 per annum, paid quarterly in advance.

## RATES

The Tenants will be responsible for the rates.

## RATEABLE VALUE

Rateable Value (2017) £34,750

## EPC RATING - C

## DIRECTIONS

From Liskeard Town Centre, proceed down Baytree Hill towards Poundland. At the bottom of the hill turn left. The car park can be found on your right hand side just behind The Well House. The frontage can be found in Church Street.

For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**



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