

UNIT 4, SOUTHVIEW HOUSE, ST AUSTELL, PL25 4EJ



- TO LET
- MODERN FIRST FLOOR OFFICE SUITE
- 1,006 SQ FT (93.5 SQ M)
- ALLOCATED PARKING
- NEW LEASE AVAILABLE
- EPC C 61

£12,500 PER ANNUM EXCL
LEASEHOLD

Miller Commercial

The business property specialists



DESCRIPTION

A well presented, modern, self contained office suite benefiting from allocated parking, air conditioning, gas central heating and far reaching views.

LOCATION

The property is located on the St Austell Enterprise Park which is situated to the north east of St Austell, in an increasingly popular location. The site is located next to the Premier Inn, Carclaze Restaurant and St Austell Conference Centre. The Conference Centre is available on flexible terms starting with bookings from 1 hour. <https://www.staustellconferencecentre.co.uk/> Adjacent to the A391, the property is easily accessible; the nearest junction to the A30, Cornwall's main trunk road is approximately 6.5 miles distant and a new link road is proposed.

3D DOLLS HOUSE VIEW

View the property internally in 3D by following the link below:
<https://my.matterport.com/show/?m=1Uow2XbRvAY>

ACCOMMODATION

Measured on a net internal basis the property is approximately 1,006 sq ft (93.5 Sq m).

Currently configured to provide an open plan office with kitchenette and a separate directors office with blinds built in to the glazing for privacy when required. The open plan office has a ceiling mounted projector and air conditioning.

Accessed via a communal entrance porch, benefiting from the use of a disabled WC/wet room on the ground floor and further WC on the first floor.

3 x Allocated parking spaces

1 x Disabled parking space

Use of cycle storage & refuse area

CYCLE TO WORK

The property is located next to 'The Clay Trails' <https://www.visitcornwall.com/things-to-do/cycling/south-coast/st-austell/clay-trails>

Cycle racks are available to the front of the building and a wet room is provided on the ground floor.

TENURE

The property is offered with a new lease, the terms of which are subject to negotiation.

Year 1: £12,500 PA

Year 2: £13,500 PA

Year 3: £14,000 PA

SERVICE CHARGE

A service charge is payable, details available upon request.

LEGAL COSTS

The ingoing lessee to bear the landlord's reasonably incurred legal costs in connection with the transaction.

BUSINESS RATES

This suite is currently rated as follows:

Gf & Part Ff Units 3 & 4 Southview House, St Austell Enterprise Park, Carclaze, St Austell, Cornwall, PL25 4EJ.

The allocation for this suite is: £7,594 and will require re assessing/amending upon completion of the letting.

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

VAT

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

ENERGY PERFORMANCE CERTIFICATE

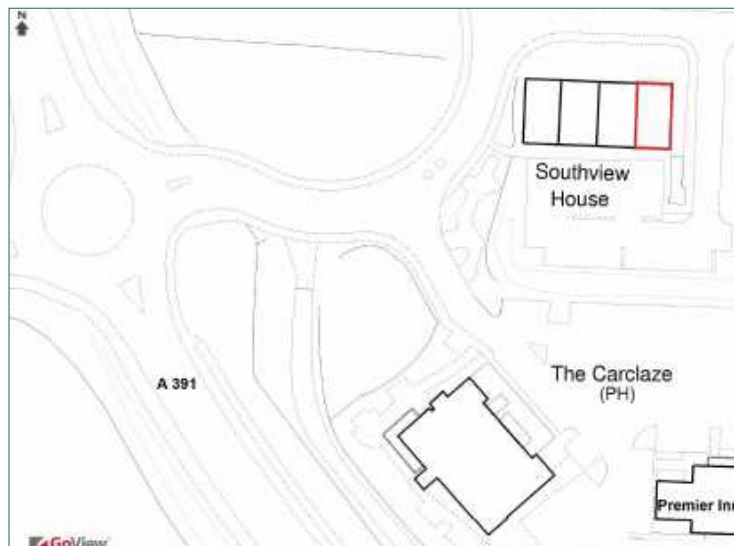
The Energy Performance Rating for this property is within Band C, 61.

CONTACT INFORMATION

For further information or an appointment to view please contact:

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

Tom Smith on 01872 247013 or via email ts@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.

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