Miller Commercial

Chartered Surveyors and Business Property Specialists



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

A modern, well-presented ground floor office suite benefiting with generous windows and a variety of cellular offices.

- **TO LET**
- **MODERN GROUND FLOOR OFFICE SUITE**
- **1,074 SQ FT (100 SQ M)**
- **POPULAR ESTATE LOCATION**
- **PARKING**
- **EPC C (61)**

£14,000 PER ANNUM EXCLUSIVE

LOCATION:
The property is located on the St Austell Enterprise Park, which is situated to the northeast 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 via 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 via a recently constructed link road.

DESCRIPTION:
A modern, well-presented ground floor office suite benefiting with generous windows and a variety of cellular offices.

ACCOMMODATION:
Measured on a net internal basis the property provides approximately 1,074 sq ft (100 sq m) currently configured to provide office accommodation, the handover spec of which is to be agreed.
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 space, 1 x disabled parking space shared with the first floor office.

Use of cycle storage and refuse area.

CYCLE TO WORK:
The property is located next to 'The Clay Trails'. Cycle racks are available to the front of the building and a wet room is provided.

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

SERVICE CHARGE:
A service charge is payable of which the tenant is responsible for a fair proportion. The service charge is being updated, details are available upon request.

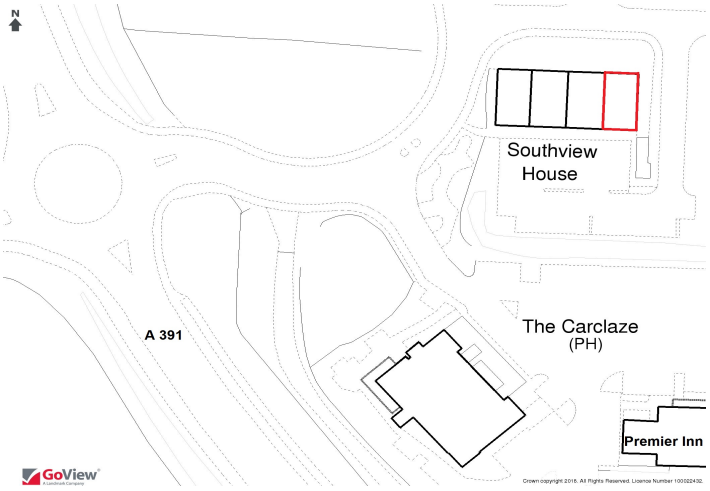
COVENANT STATUS:
A deposit or other security may be required subject to covenant status.

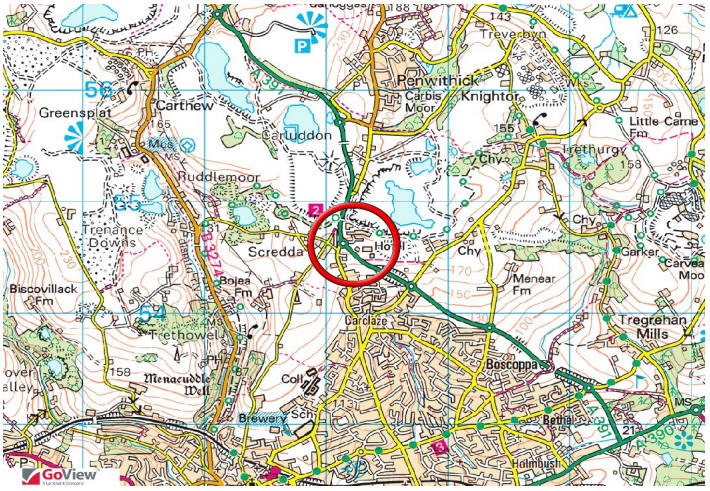
VAT:
This property has been elected for VAT.

LEGAL COSTS:
The ingoing tenant to be responsible for the Landlords reasonable legal costs for the preparation of the lease.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value as per the 2023 assessment is £9,400. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (61).





VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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Email ts@miller-commercial.co.uk

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