Miller Commercial

Chartered Surveyors and Business Property Specialists





OFFICE 6 SQUARE SAIL HOUSE, CHARLESTOWN, ST AUSTELL, PL25 3NJ

A modern office suite set within Square Sail House. The office rental includes heating, electricity and Wi-Fi. There is use of kitchen facilities, gents and ladies toilets, and includes a car parking permit for the car park behind the Longstore.

- OFFICE TO LET
- 209.9 SQ FT (20 SQ M)
- MODERN OFFICE PREMISES
- HARBOURSIDE LOCATION
- PARKING FOR 1 CAR
- EPC C (65)

£7,200 PER ANNUM EXCLUSIVE

LOCATION:
Office 6, Square Sail House is located on the western side of Charlestown's iconic harbour in a private courtyard amongst other businesses. Charlestown provides a wide range of retail and dining options with several 'pop ups' trading from the inner harbour. Two beaches are within a pebbles throw and are popular year round.

DESCRIPTION:
A modern office suite set within Square Sail House. The office rental includes heating, electricity and Wi-Fi.
There is use of kitchen facilities, gents and ladies toilets, and includes a car parking permit.

ACCOMMODATION:
The office suites measures approximately 209.9 sq ft (20 sq m) on a net internal basis.

LEASE TERMS:
A new Lease for a term via negotiation.

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

VAT:
We have been advised this property has been elected for VAT.

LEGAL COSTS:
There are no legal costs payable.

BUSINESS RATES:
We have been unable to locate an entry for this property.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (65).

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

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk



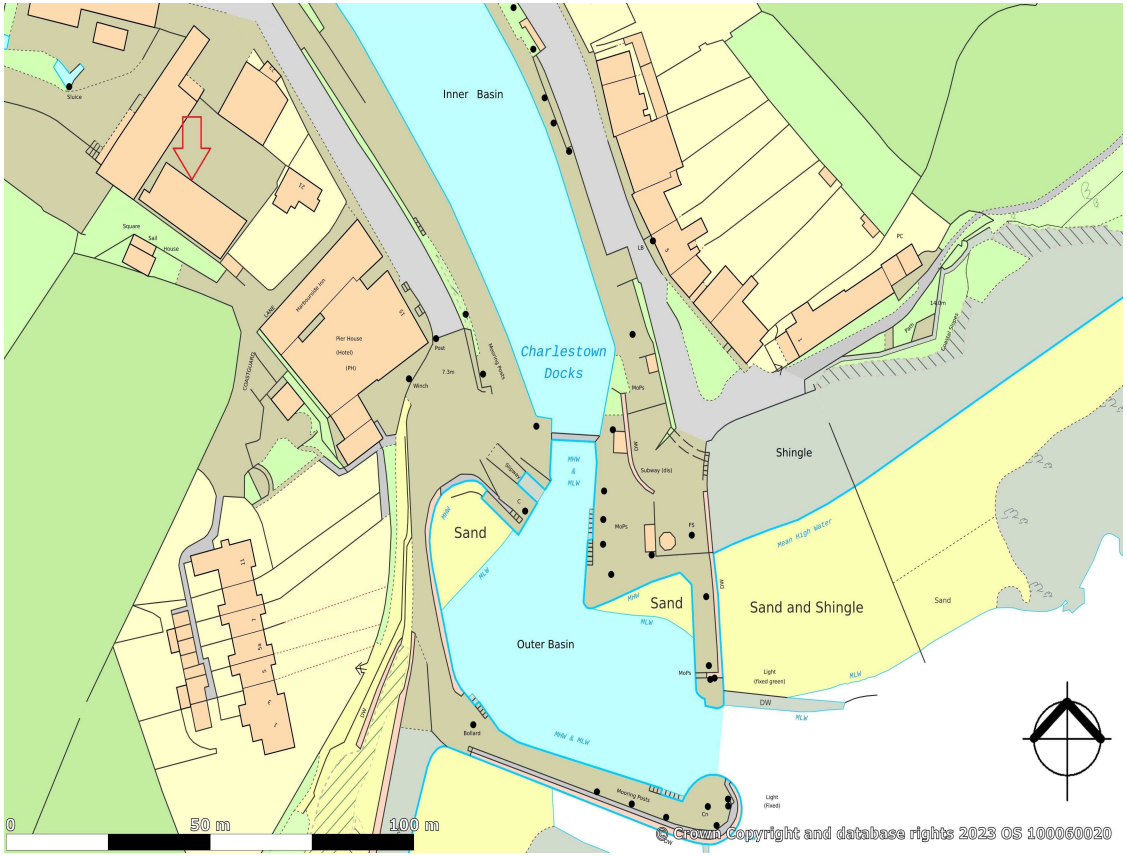


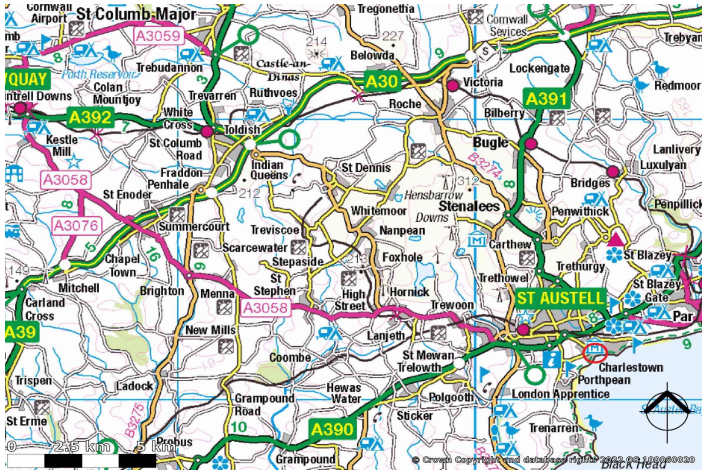












AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul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

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