

GROUND FLOOR OFFICES, PENDENNIS COURT, FALMOUTH BUSINESS PARK, BICKLAND WATER ROAD, FALMOUTH, CORNWALL, TR11 4SZ

FROM £30,000 PER ANNUM EXCLUSIVE

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
Falmouth has a resident population of around 32,500 (Cornwall County Council Socio Economic Statistics for Cornwall, 2010) and lies approximately 12 miles from Truro, Cornwall's capital and principal administrative and retail centre.
Famous for its marine history the town has the benefit of branch line railway services and an established road network to Helston, Redruth and Truro.

DESCRIPTION:
A high-quality detached office building with flexible accommodation laid out across the ground floor, in the left and right wing.

The building has an attractive entrance hall area which provides access to the suites available.

Both suites benefit from having flexible accommodation by way of moveable partitions.

Currently each suite benefits from an open plan spaces as well as several offices/meeting rooms.

The grounds are well maintained and include dedicated car parking spaces for each suite as well as guest parking.

ACCOMMODATION:
All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

Left Suite: 217 Sq M (2,336 Sq Ft)
Right Suite: 236 Sq M (2,536 Sq Ft)

LEASE TERMS:
The property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

SERVICE CHARGE:
A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:
The government website https://www.tax.service.gov.uk/view-my-valuation/search shows that the current rateable value is for the building as a whole and upon grant of new leases the Landlord will have the premises re-rated.

VAT:
All the above rentals are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is B (47).

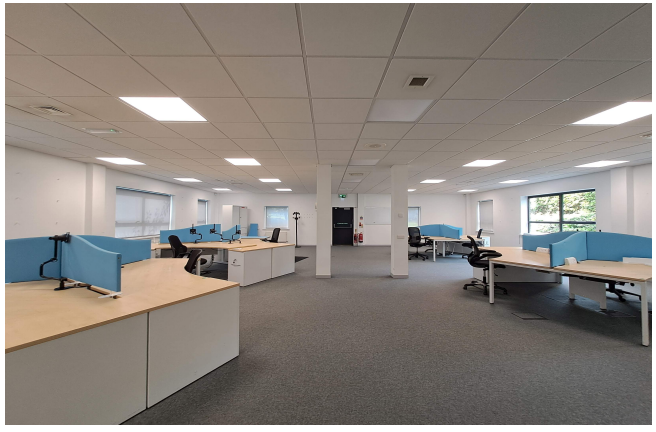
VIEWING AND CONTACT INFORMATION:
Please contact either:-

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Or

Rosie Brenton on 07917 916546
Email rbrenton@vickeryholman.com

Vickery Holman
Property Consultants









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.

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 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39