



**FIRST FLOOR OFFICE SUITE, 46 KILLIGREW STREET, FALMOUTH, TR11
3PP**

£14,500 PER ANNUM EXCL

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Falmouth sits at the head of the river Fal and has excellent communication links being the terminus of the A39 which in turn links to the A30 and M5. Falmouth benefits from 3 railway stations and a number of ferries operating out of the harbour. The premises are located close to The Moor which includes a short stay car park and bus terminus. The Quarry long stay car park is situated within a 5 minute walk.

DESCRIPTION:

The premises comprise an open plan office which leads to a further office/staff room & kitchen and also includes a spacious WC.

SCHEDULE OF ACCOMMODATION:

Area	SqFt	SqM
Office Area (incl. Staff Room/kitchen)	887	82.40
WC		
Total	887	82.40

SERVICE CHARGE:

There will be a service charge to cover the repair and maintenance of the exterior and common parts.

TENURE / LEASE TERMS:

Leasehold

The premises are offered by way of a new proportional full repairing lease; the terms of which are open to negotiation.

VAT:

Vat will not be payable upon the rent.

LEGAL COSTS:

The ingoing Tenant to pay the Landlord's reasonably incurred legal costs.

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 is £7,400. 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 has been applied for and will be available shortly.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008

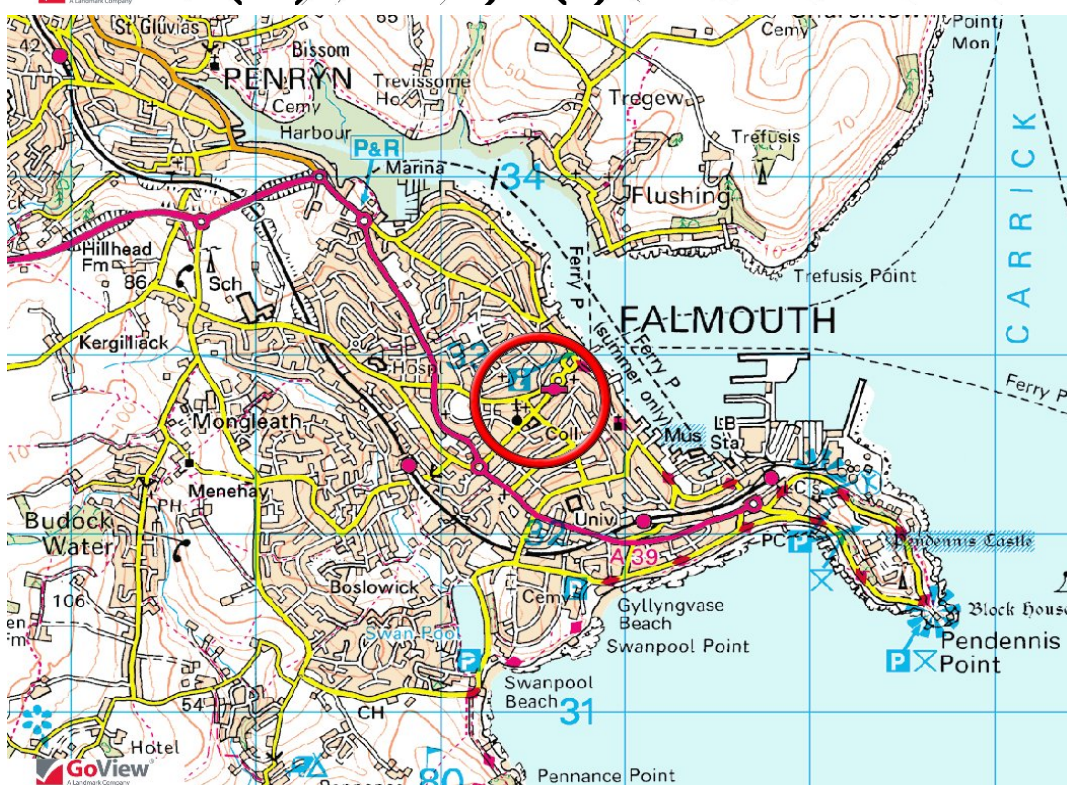
Email msn@miller-commercial.co.uk

or

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk







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