

Miller Commercial

Chartered Surveyors and Business Property Specialists



ISLAND CENTRE, ISLAND ROAD, ST. IVES, TR26 1NT

- TO LET
- HIGH QUALITY OFFICE
- HISTORIC HERITAGE BUILDING
- ALL INCLUSIVE RENT
- 190 SQ FT
- EPC TBC

£3,000 PER ANNUM



01872 247000 | www.miller-commercial.co.uk

LOCATION:

The premises are located in the centre of the prestigious and popular town of St Ives. Positioned on the Island the offices are close to all the towns amenities including cafes, restaurants and shopping, as well as number of professional services and offices. St Ives railway station is a fifteen minute walk from the property and there are a number of car parks within close proximity.

PREMISES:

The Island Centre provides a number of high quality all inclusive serviced office suites which benefit from central heating and communal WCs and kitchenette. The office suite is located on the first floor and comes with WiFi and alarm.

SCHEDULE OF ACCOMMODATION:

Office Suite - 17.67 sq m (190 sq ft)

LEASE TERMS:

A new lease is available with a term to be agreed

VAT:

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

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

SERVICE CHARGE:

We understand cleaning and utilities are included in the rent

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

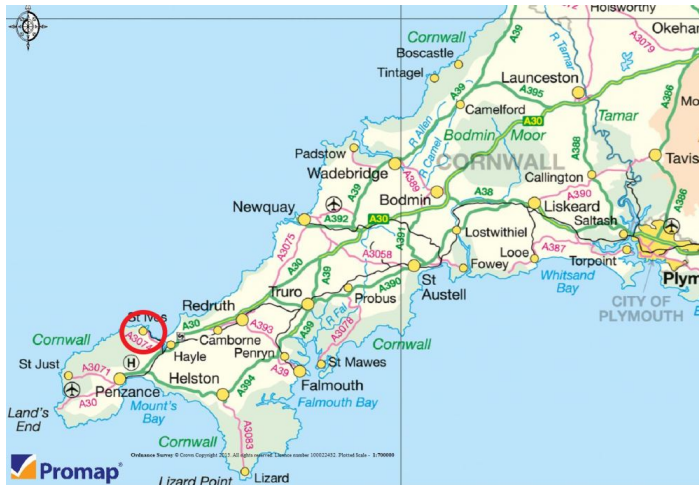
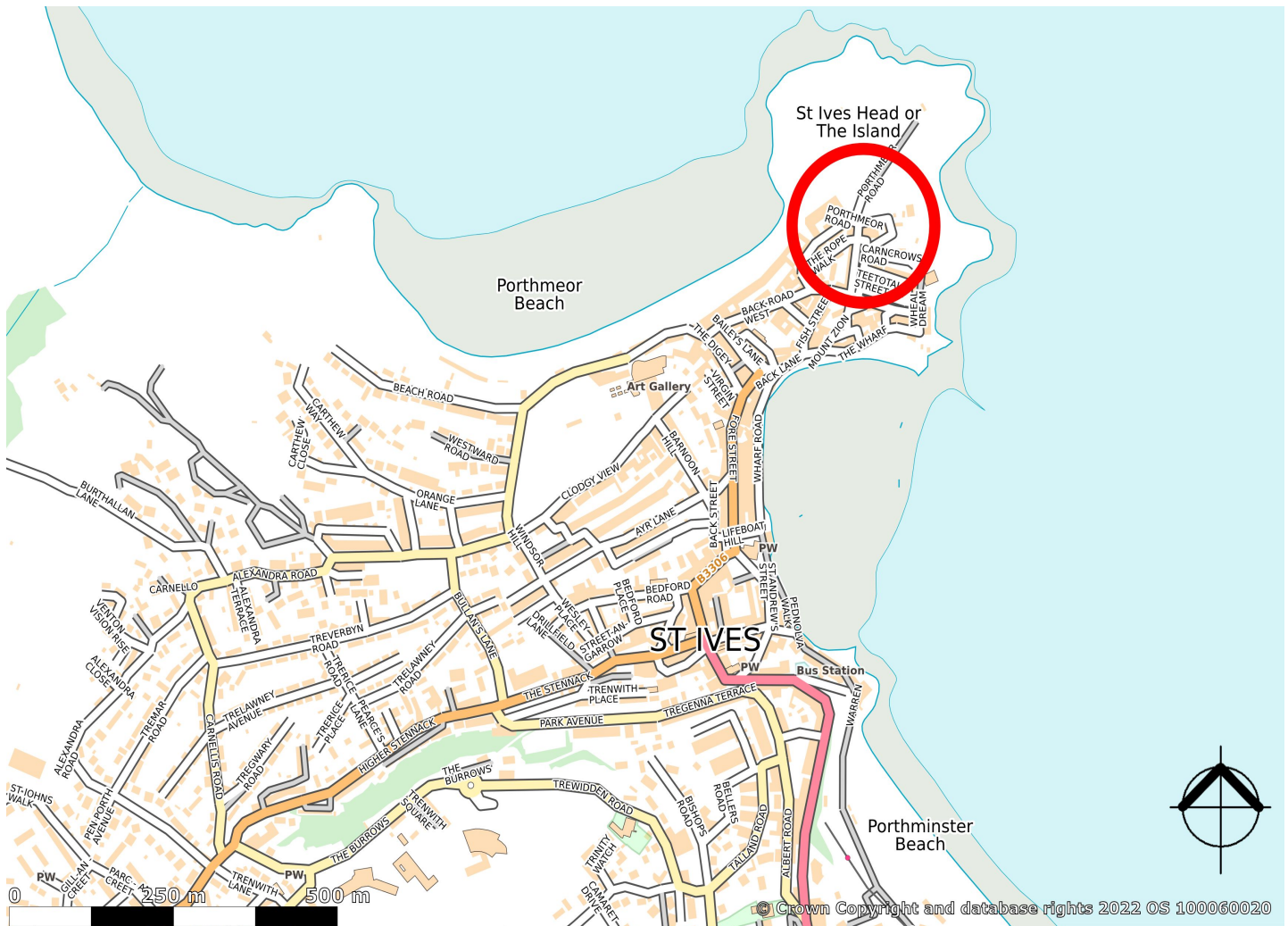
The Energy Performance Rating for this property is TBC

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

Will Duckworth on 01872 247034
Email wd@miller-commercial.co.uk

Tom Smith on 01872 247013
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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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