



## 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:**

Unit 1, The Longstore 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:**

The ingoing Tenant to pay the Landlord's reasonably incurred legal costs for the preparation of the lease.

**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](mailto:th@miller-commercial.co.uk)

**Tom Smith** on 01872 247013

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