



# 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)

### 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.

#### VAI:

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

#### Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk



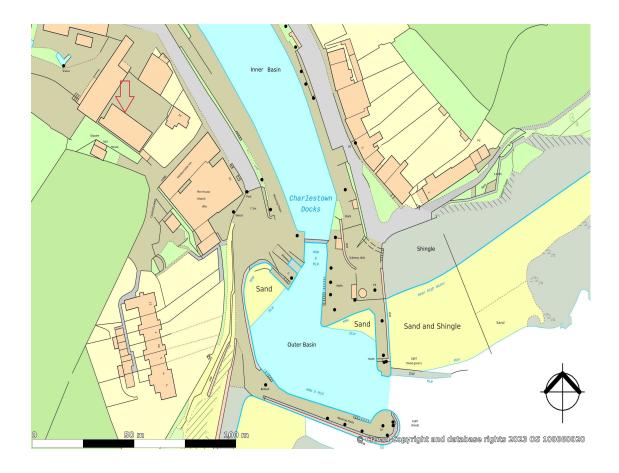
















**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul 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.

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 Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39







