

OFFICES TO LET

PIRAN HOUSE, REDRUTH

SBC
PROPERTY



PIRAN HOUSE

NETTLES HILL, REDRUTH

CORNWALL TR15 1SL

- High-quality office space
- Modern open-plan layout with individual meeting rooms
- Multiple entrances with lift access to all floors
- Ample private allocated on-site parking
- Central location close to town centre facilities and A30
- Walking distance to public transport, public car parks, bus stops and mainline railway station
- Air conditioned, with opening windows to three elevations
- Raised flooring, carpeted throughout, suspended ceiling.
- **Total area 1,336 sq m (14,837 sq ft)**





LOCATION

The property is situated in a central position within Redruth's town centre. Located in a central position within west Cornwall. Of great historic significance as the centre of the Cornish mining district, Redruth now forms part of Cornwall's most populated areas with its neighbouring towns of Pool and Camborne. The county's north coast beaches are found approximately 3 miles to the north, Truro 10 miles to the east, Falmouth and the south coast 10 miles to the south. The town is within easy reach of the A30 and has a mainline railway station in the town centre offering regular services to Penzance, Truro, Exeter, Plymouth and London Paddington. The property is situated in the town centre's core and prime retailing area.

DESCRIPTION

Piran House comprises a high quality office property with accommodation arranged on three levels. Partly occupied by The Job Centre, our clients are offering a rare opportunity to lease modern well presented office accommodation at first and second floor levels.

The offices benefit from lift access to each floor with multiple entrances, the second floor having its own private lift.

The offices are very well presented, available as a whole or in part to suit occupier's requirements. A mix of open plan and individual rooms, fully carpeted, neutrally decorated with suspended ceiling with inset lighting, raised flooring, perimeter trunking with WC and staff facilities to each floor. Each office suite has windows to three elevations and integral air-conditioning.

Piran House offers a rare opportunity to lease well presented offices in the heart of Cornwall within easy reach of the major population centres and public transport links, with onsite parking and adjacent public parking available.

BUSINESS RATES

Rateable Value (2026 List) £121,000

The offices are currently rated as whole suite. Purchasers should confirm actual rates payable with the Local Council.

TENURE

The premises are available by way of a new lease, the salient terms of which are as follows

Term	5/7/10 years
Repair	Tenant interior plus service charge
Use	Offices
VAT	Is applicable

EPC

EPC Rating of C under Certificate Reference Number – 9711-3042-0118-0290-4095

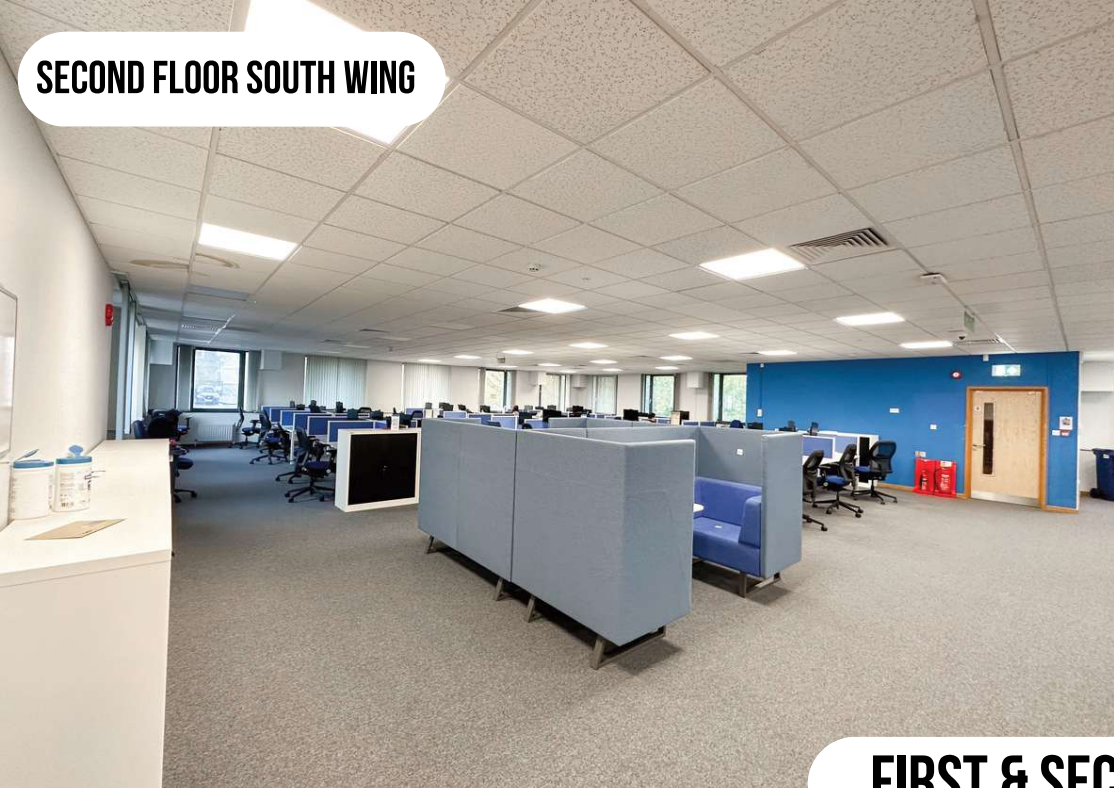
VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

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SECOND FLOOR SOUTH WING



FIRST FLOOR NORTH WING



FIRST & SECOND FLOORS

NIA\IPMS 1,336.62 sq m (14,387 sq ft)

Second Floor

North Wing - 446.82 sq m (4810 sq ft)

South Wing - 444.54 sq m (4785 sq ft)

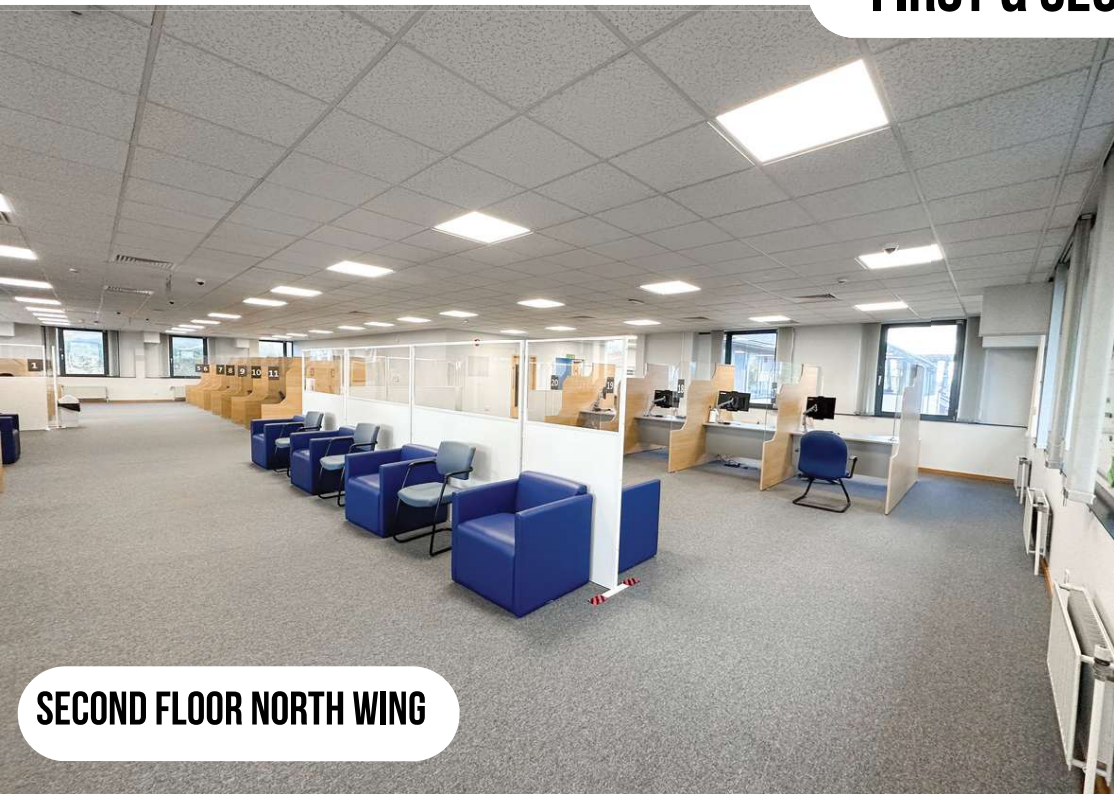
First floor North Wing - 445.26 sq m (4793 sq ft)

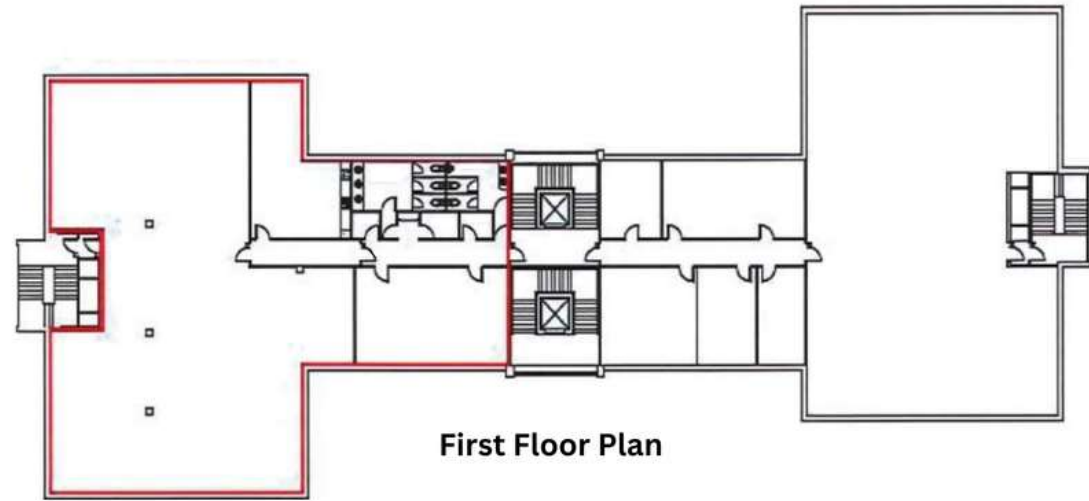
Male, Female and Accessible WC

Maximum dimensions shown. Net Area excludes stores & WCs
All measurements and dimensions are approximate and should be checked

RENT £110,000 PER ANNUM PLUS VAT

SECOND FLOOR NORTH WING





FIRST FLOOR NORTH WING

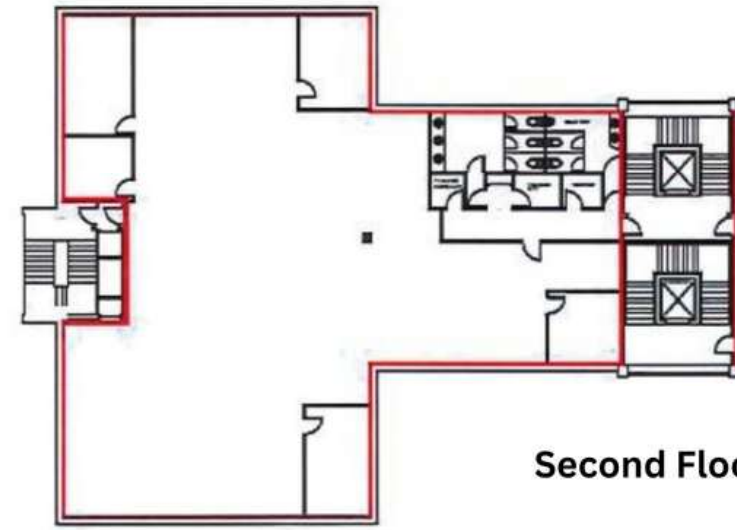
NIA\IPMS 445.26 sq m (4,793 sq ft)

Open Plan Office	-	14.96m x 24.06m
Kitchen	-	9.25m x 6.51m
Office	-	12.2m x 5.78m
Cupboard Stores		
Male, Female and Accessible WC		

Maximum dimensions shown. Net Area excludes stores & WCs
All measurements and dimensions are approximate and should be checked

RENT £38,000 PER ANNUM PLUS VAT





Second Floor Plan

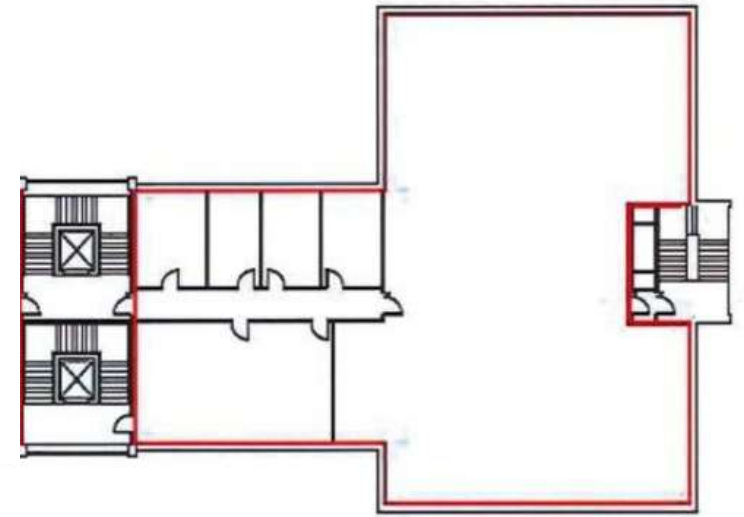
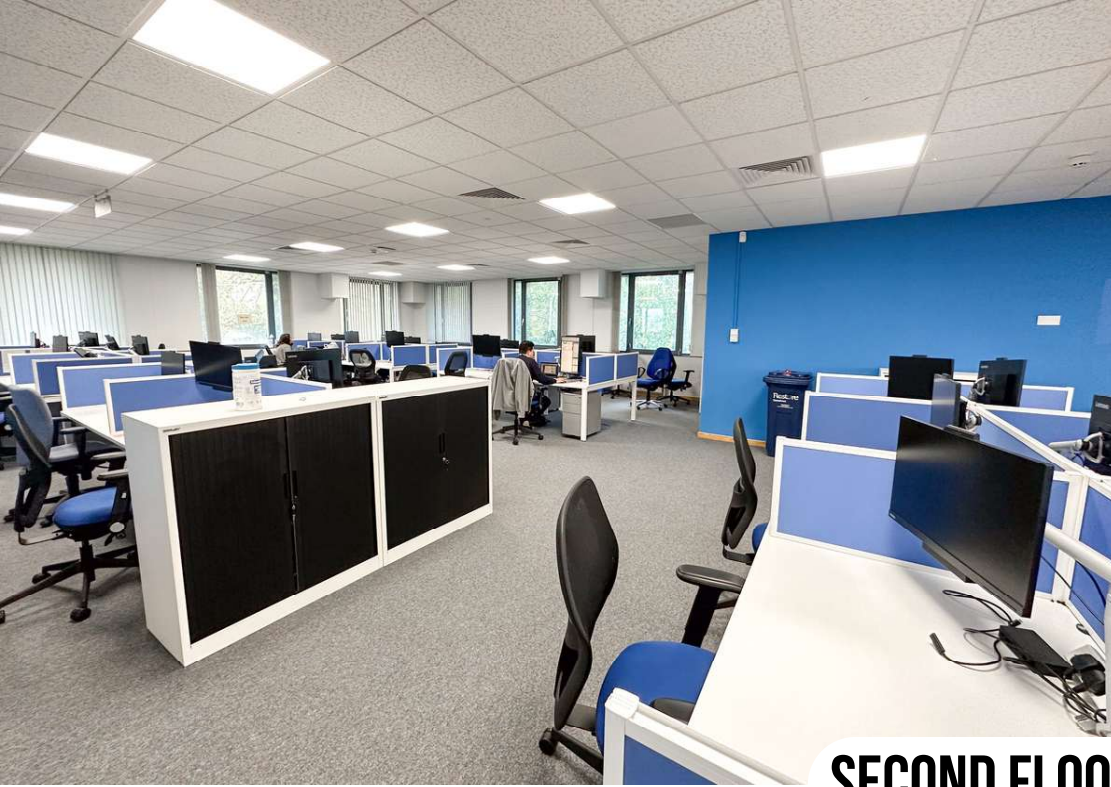
SECOND FLOOR NORTH WING

NIA\IPMS 446.82 sq m (4,810 sq ft)

- Open Plan Office - 14.98m x 23.93m
- Office 1 - 5.95m x 9.15m
- Kitchen - 8.90m x 5.95m
- Tea Point - 1.61m x 1.76m
- Cupboard Stores
- Male, Female and Accessible WC

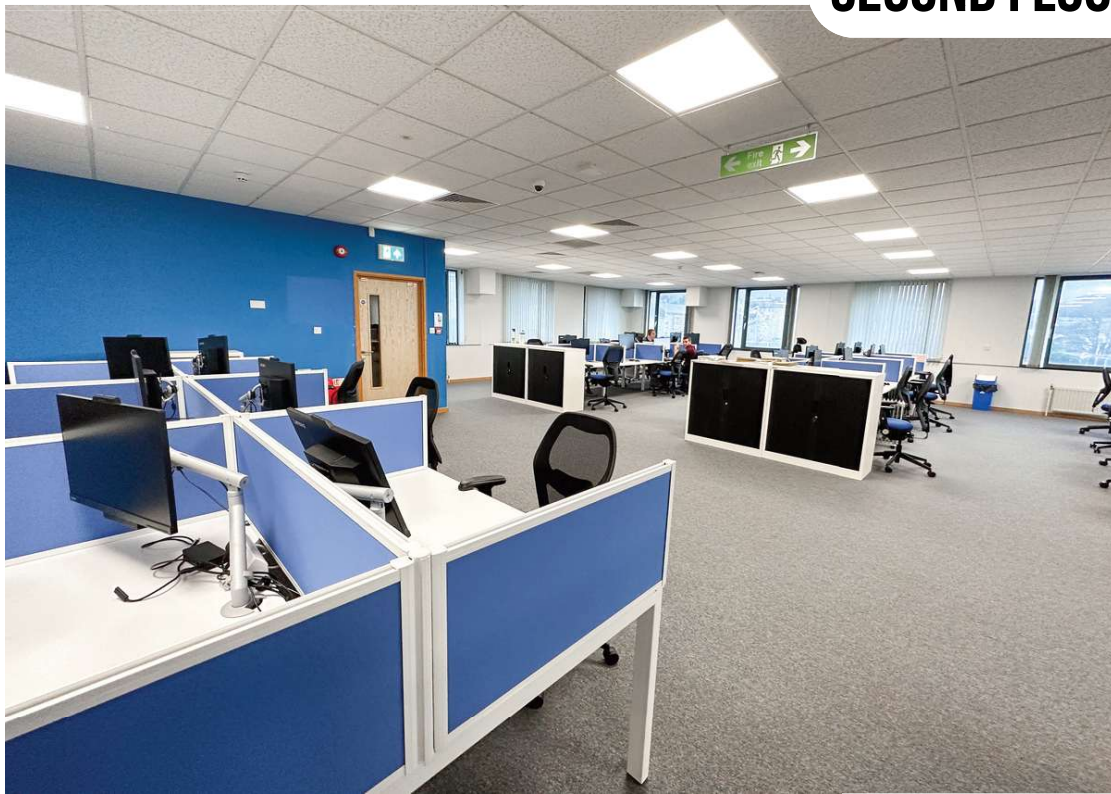
RENT £38,000 PER ANNUM + VAT





Second Floor Plan

SECOND FLOOR SOUTH WING



NIA\IPMS 444.54 sq ft (4,785 sq ft)

- Open Plan Office - 23.91 m x 14.96m
- Office 1 - 8.44m x 5.87m
- Cloakroom\office - 5.85 x 3.65
- Office 2 - 4.40m x 3.49m
- Server Room - 4.44m x 2.50m
- Office 3 - 2.83m x 4.44m
- Office 4 - 2.92m x 4.44m

RENT £38,000 PER ANNUM + VAT



CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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