



THE LOFT, MARITIME BUILDINGS, FALMOUTH

THE LOFT

MARITIME BUILDINGS FALMOUTH ROAD, FALMOUTH CORNWALL TR10 8AD

- Falmouth storage and office accommodation
- Upper level with high-access loading door
- Shared on-site car parking for staff and visitors
- Three spacious, versatile rooms offering flexible use
- Some harbour views
- Recently refurbished
- Convenient location to Falmouth town centre and local amenities
- Net Internal Area: circa 330 sq m (3,549 sq ft)
- New 3-year lease fixed term lease available
- Please note that occupiers should be marine-related businesses



COMMENCING RENT £12,000 PER ANNUM + VAT

LOCATION

The property is situated in the busy, vibrant and ever popular town of Falmouth, Cornwall. The town has a resident population of approximately 20,000 persons which increases substantially during the tourist season with a large number of visitors attracted by the local beaches, maritime facilities and Falmouth Maritime Museum.

Maritime Buildings is prominently situated at Ponsharden, accessed off one of the main routes into the town. The property benefits from being within easy reach of Falmouth town centre. The location also offers close proximity to Falmouth's busy harbour and waterfront adjoining Rustler yachts and Falmouth Park and Float.

DESCRIPTION

The Loft occupies the upper floor of Maritime Buildings and is arranged across three well-proportioned rooms, two of which enjoy far-reaching sea views. Access is provided via a side entrance. Overhead crane facility available.

Immediately to the right is a spacious room benefiting from a high-loading door, and a WC. This versatile area is well-suited for storage, workshop use, or as an open-plan workspace.

To the left are office-style rooms with sea views, which could be utilised as a office, meeting space, classroom, studio or storage.

Please note that occupiers should be marine-related businesses.

EPC

Rustler Yachts Ltd, Maritime Building, Falmouth Road, Falmouth, TR10 8AD

EPC Rating : **B**
Certificate number : **2631-0014-1519-1289-9717**
Valid until : **19 March 2034**

LEASE TERMS

A new 3 year lease outside the Landlord and Tenant Act 1954 security of tenure provisions.

Year 1 : £12,000 per annum
Year 2 : £15,000 per annum
Year 3 : £15,000 per annum

RATEABLE VALUE

The tenants are responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Current rateable value (1 April 2023 to present) **£10,250**

VAT

We are advised the property is elected for VAT.

LEGAL COSTS

Prospective tenants are to contribute to the landlords legal costs.

I.D. REFERENCES & DEPOSIT

All prospective tenants will need to provide certified identification and proof of address. References and deposit may be required subject to status.

FLOOR PLAN

Plan not to scale. For identification purposes only.

VIEWING/FURTHER INFORMATION

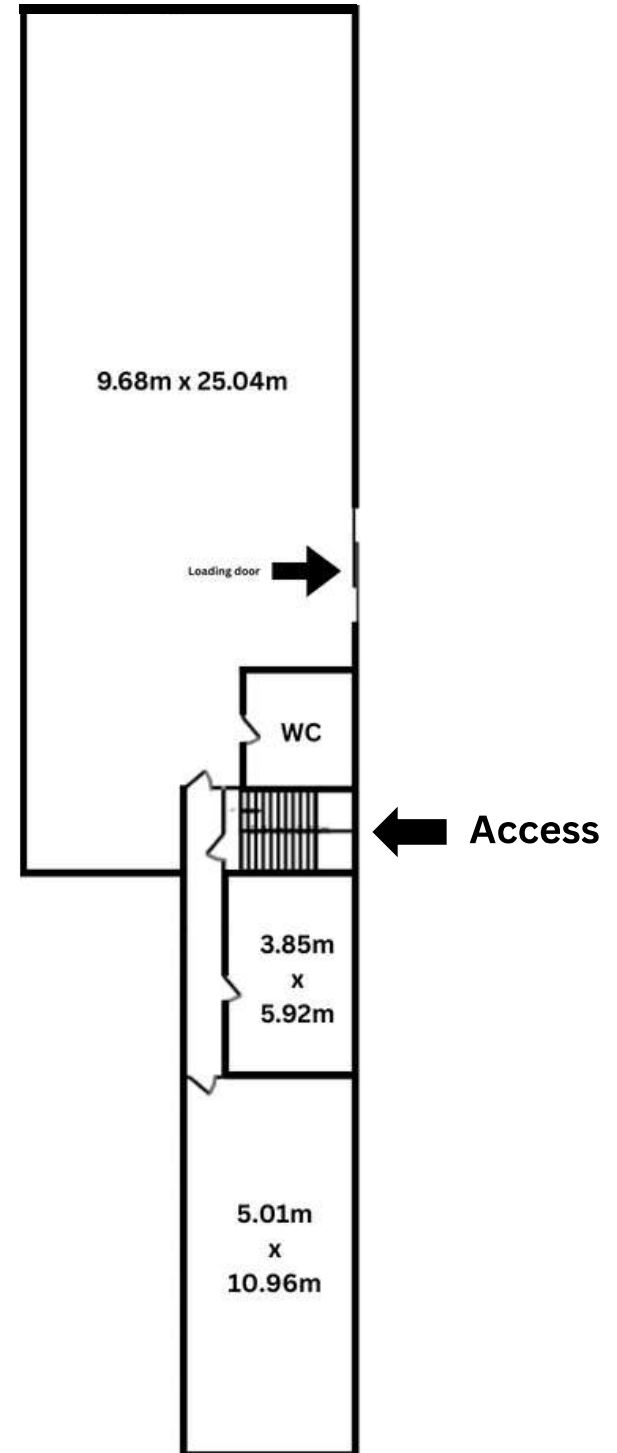
Viewing strictly by appointment with the sole letting agents.

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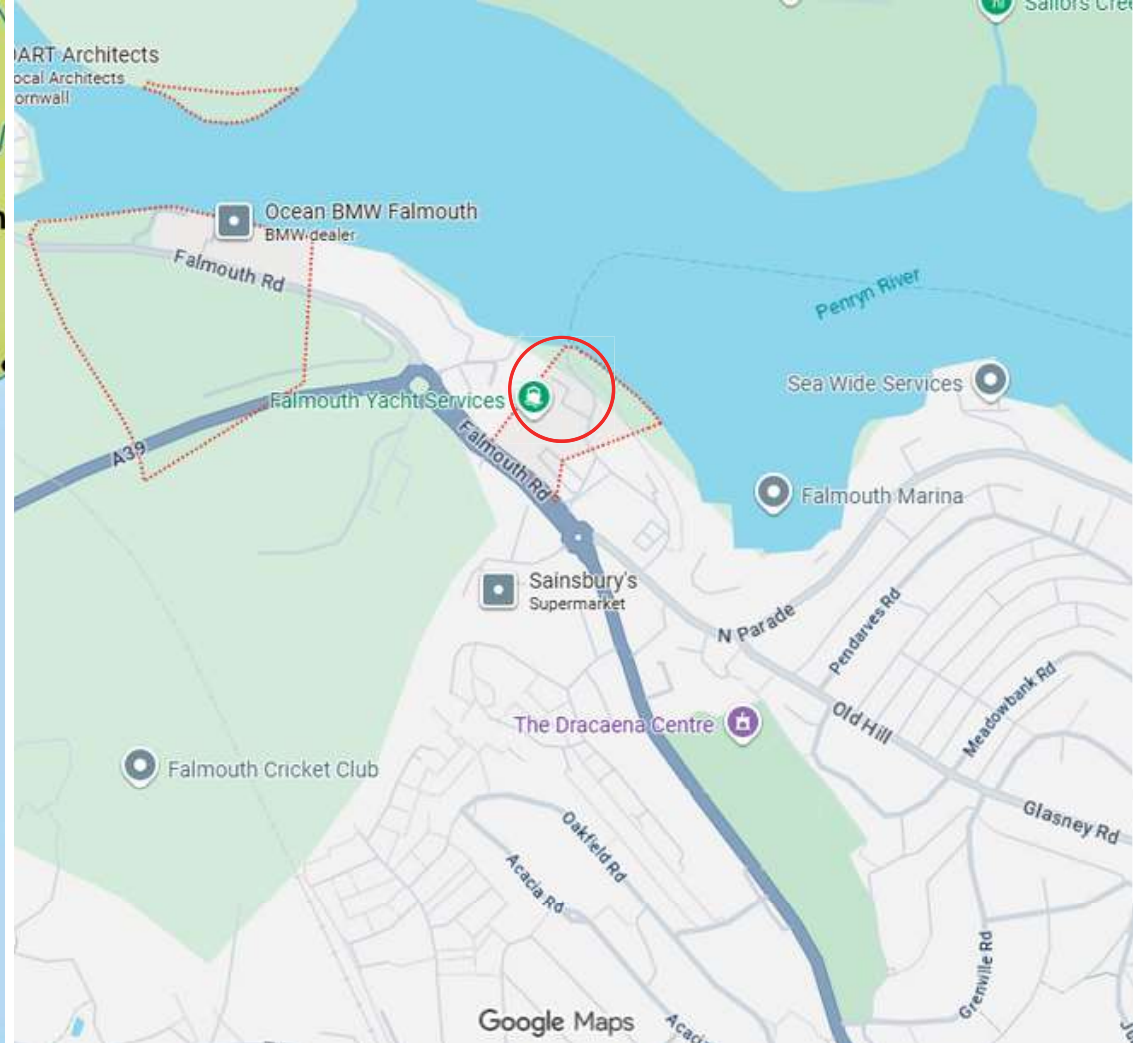
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