



OFFICE SUITE 2A , LOSTWITHIEL PL22 0HG



OFFICE BUILDING 2 RESTORMEL ESTATE

LIDDICOAT ROAD

LOSTWITHIEL

CORNWALL PL22 0HG

- **Modern office suite to let**
- **Ground floor suite available**
- **127.11 sq m (1,368 sq ft)**
- **Excellent access to the A30 and St Austell**
- **Ample on site car parking**

RENT £17,500 PA

LOCATION

The premises are situated on Restormel Industrial Estate in Lostwithiel, to the south east of the county, which offers good road communication links to the A30/A390. The A390 provides access along the south coast of Cornwall to St Austell and to Liskeard towards the north east. Restormel Industrial Estate is located on the eastern outskirts of Lostwithiel, on the A390 bounded by River Fowey. The office building is located at the entrance of the estate towards the front boundary with its own dedicated car parking areas.

The estate incorporates a variety of industrial, trade counter and production businesses.

DESCRIPTION

Forming part of a purpose-built office building constructed in the 1980s, the building is presently arranged into a number of individual office suites on ground and first floors. The available suite is on the ground floor.

TENURE

The office suite is available on a new lease.

ACCOMODATION (Areas are approximate)

Ground Floor

Office Suite 2A - 127.11 sq m (1,368 sq ft)

RENT

The rent is exclusive of heating, water, external repairs and cleaning of common parts.

Ground Floor

Office Suite 2A - £17,500

SERVICES

Mains water, electric and drainage are connected to the premises.

BUSINESS RATES

The tenant is 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.

EPC

EPC Rating of : D

Certificate Reference Number : 2303-7539-9497-1028-9437

Valid until : 30 October 2033

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole agents.

SBC Property

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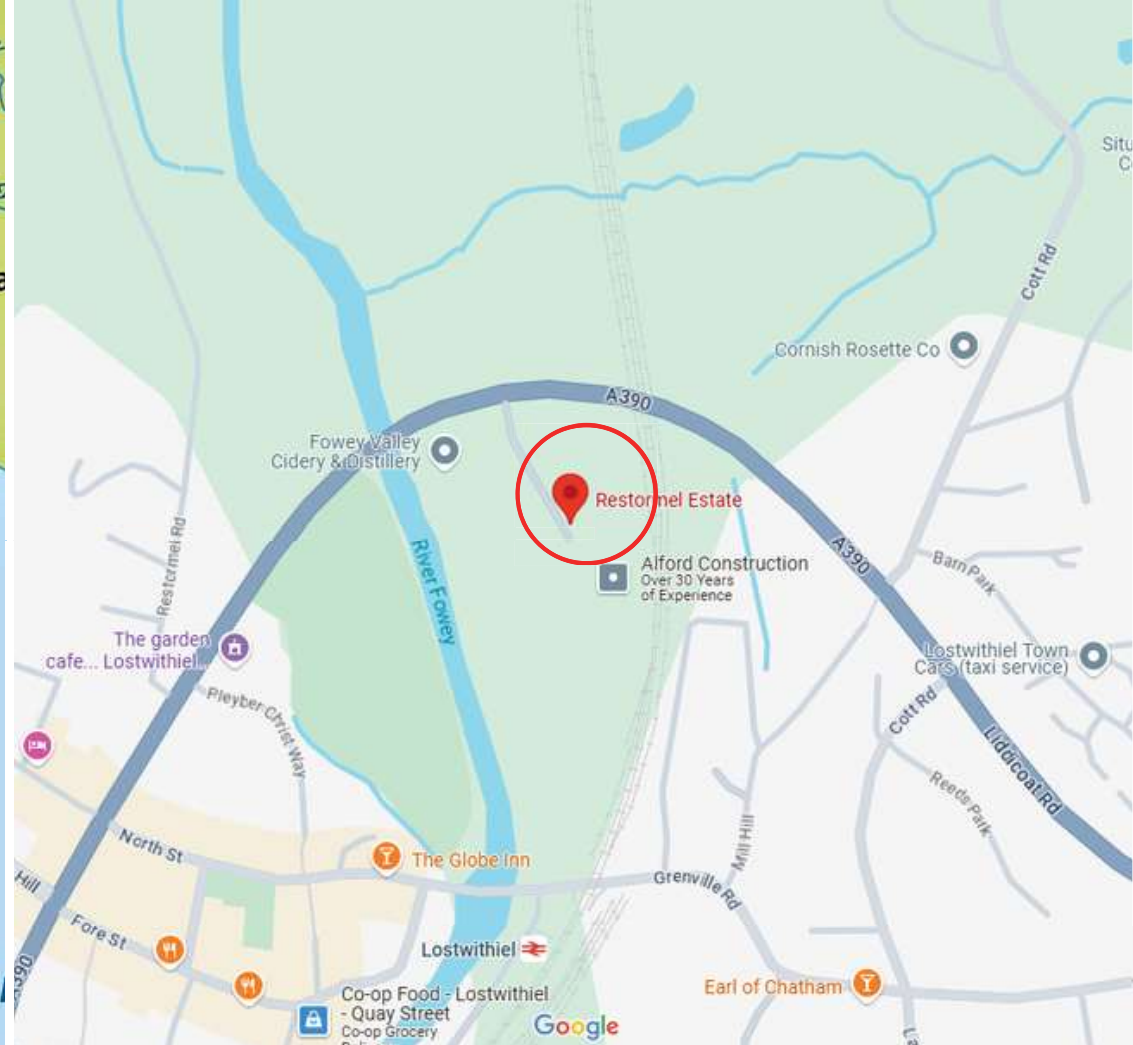


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CHARTERED SURVEYORS

**COMMERCIAL, LICENSED & LEISURE
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