



**SPACIOUS OFFICE PREMISES TO LET ON THE OUTSKIRTS OF
LISKEARD**

**UNIT 1 WORKSPACE 1
OAKLAND MEWS
LISKEARD
PL14 3UX**

£3,600 PA

www.jefferys.uk.com



OFFICES AT LISKEARD • LOSTWITHIEL • ST AUSTELL

DESCRIPTION

Oakland Mews is situated on the Liskeard Business Park, just outside Liskeard town centre. This well developed and fully serviced business park is situated just off the A38 in a prominent roadside location.

These high quality offices have been arranged in a mews setting with parking. The unit is fully serviced, with dado trunking and network cabling.

UNIT 1 WORKSPACE 1 (260 SQ FT NIA)

The accommodation briefly comprises:-

Ground Floor

Shared Entrance Foyer

Private Office – 5.99m x 4.14m

Shared Inner Hall

Shared Kitchen – 2.31m x 2.03m

Shared Cloakroom/wc x 2 – with low level wc and wash hand basin.

OUTSIDE

Large parking area with two allocated spaces.

SERVICES

Mains water & electricity supply.

Mains drainage is connected.

Gas fired central heating system.

British Telecom facilities.

Security and Fire Alarm

LEASE

Lease terms are negotiable.

The Tenant will be responsible for the internal repair and insurance of the building together with windows and doors.

The Tenants will be required to pay for the preparation of an appropriate Lease Agreement.

The Tenants will be required to pay for all the utilities.

RENTAL

£3,600 plus VAT per annum, paid quarterly in advance.

SERVICE CHARGE

5% plus VAT of annual rent for maintenance of the common areas, including grounds maintenance.

The following common services will be provided by

the landlord, to be reimbursed in proportion to respective workspace floor areas:

- (a) Maintenance & cleaning of shared internal common parts.
- (b) Fire Alarm System.
- (c) Buildings Insurance.
- (d) Mains Water, Gas & Electricity services

RATES

The Tenants will be responsible for the rates.

RATEABLE VALUE

Rateable Value (2017) £15,750 - Offices

Rateable Value (2017) £3,000 – 10 parking spaces.

EPC RATING - C

DIRECTIONS

From Liskeard Town Centre, proceed up the main street through two mini-roundabouts and at the next roundabout take the second exit. Continue along this road for approximately 500 yards where Liskeard Business Park can be found on your left hand side. Enter into Liskeard Business Park and take the first right where the office can be found on your right hand side.

For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

