



1,000 sq ft OFFICE SPACE
WELL EQUIPPED MODERN FACILITIES

**THE OLD CUSTOMS HOUSE
HARBOUR ROAD
PAR
NEAR ST AUSTELL
PL24 2BN**

£6,500 Per Annum

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OFFICES AT LISKEARD • LOSTWITHIEL • ST AUSTELL

DESCRIPTION

A building providing modern office accommodation on ground and first floors, toilet facilities and kitchenette. Each office has dado trunking providing flexibility for multiple electrical, telephone and computer points. The office unit is fully alarmed.

Externally there is parking for several vehicles.

ACCOMMODATION (all measurements are approximate)

Rear entrance to stairwell and

Office 1 – 16'5" (5.00m) x 9'4" (2.85m) max. Fitted timber cupboard space, dado trunking to two walls.

Inner passageway to **Ladies Toilet / Cloakroom** with Dimplex panel heater.

Office 2 – 17'1" (5.20m) x 10'10" (3.30m) max. Front entrance into building. Storage cupboard with shelving, dado trunking to one wall and Dimplex panel heater.

Office 3 – 13'5" (4.10m) x 10'10" (3.30m). Dado trunking to three walls and Dimplex night storage heater.

Office 4 – 9'6" (2.90m) x 10'4" (3.15m). Dado trunking to two walls and Dimplex panel heater.

First Floor

Office 5 – 19'4" (5.90m) x 11' (3.35m). Dado trunking to two walls and two Dimplex panel heaters.

Inner office – 7'7" (2.30m) x 11" (3.35m). Separated from Office 5 by partial glazed partition. Dado trunking to one wall and Dimplex panel heater.

Inner passageway to **Gents Toilet / Cloakroom** with Dimplex panel heater.

Office 6 – 13'5" (4.10m) x 9'6" (2.90m). Dado trunking to two walls and Dimplex panel heater.

Kitchenette – Stainless steel sink and drainer with melamine work surface and range of modern units under. Recessed cupboard with shelving, electric water heater.

EXTERNAL

Tarmacadamed parking area for up to eight cars. The neighbouring occupier has a right of way through the front yard to gain access to their premises.

SERVICES

Mains water, electricity and drainage.

RATEABLE VALUE

£7,600

LETTING TERMS

A lease is offered on the following terms (subject to contract):-

1. Flexible length term.
2. Offices immediately available.
3. Rent £8,000 per annum.
4. Landlord to maintain insurance over on the building.
5. Tenant to maintain the interior of the premises in the same condition as at the beginning of the lease.
6. Tenant will be liable to pay the Rates and service charges.
7. The tenant is required to contribute £500 plus VAT to the landlord's solicitor's costs in preparing the lease.

EPC – Band E

DIRECTIONS

From the Britannia roundabout on the A390 St Austell to Lostwithiel Road, take the A3082 Par Moor Road towards Par. After approximately 1½ miles pass under the railway bridge with traffic lights and past the entrance to Par Docks on the right hand side of the road. The Office Building is located approximately 50 yards past the Par Docks entrance on the same side of the road.

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

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