



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

**UNIT 3
THE COURTYARD,
TREWOLLAND
LISKEARD, CORNWALL
PL14 3NL**

£6,250 PA

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OFFICES AT LISKEARD • LOSTWITHIEL • ST AUSTELL

DESCRIPTION

Trewolland comprises of numerous barns that have been developed into office accommodation in recent years.

The offices have been designed to be light and energy efficient while also retaining many character features.

The property enjoys a very attractive rural location approximately 1.5 miles from Liskeard Town Centre.

Each unit is fully serviced, with dado trunking and network cabling and a security alarm system.

UNIT 3 (APPROXIMATELY 694 SQ FT NIA)

The accommodation briefly comprises:-

Entrance Foyer

Cloakroom – with low level wc and wash hand basin.

Kitchen – 3.09m x 1.16m work surfaces, stainless steel sink unit and cupboards.

Private Office – 5.58m x 4.43m window to the front, underfloor heating.

Office – 9.36m x 4.31m door and window to the front, underfloor heating.

OUTSIDE

Large parking area with six allocated spaces.

Communal courtyard to the front.

SERVICES

Private water supply.

Main individually metered electricity supply.

Private drainage system.

Oil fired underfloor heating system.

LEASE

The unit is available on either a long or short term basis.

The Landlord will be responsible for the main structural repair and insurance of the building.

The Tenants will be liable for fair wear and tear, business rates and service charges.

MAINTENANCE & SERVICES

The Landlord will provide a maintenance service to include:-

(a) Drainage.

(b) Water.

(c) Sensor and timed lighting to the Courtyard and Parking Areas.

(d) Maintenance and cleaning of shared internal and external common parts.

This charge will be collected quarterly in arrears and will be increased annually in accordance with the Retail Price Index (Chaw).

The Landlord will also provide an oil fired under floor central heating system. The cost of maintaining the boiler and the cost of fuel will be levied quarterly in arrears and shared equally on a floor area basis between all of the Tenants in occupation.

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

RENTAL

£6,250 plus VAT per annum, paid quarterly in advance.

SERVICE CHARGE

£945 plus VAT per annum for maintenance of the common services / areas, including grounds maintenance.

RATES

The Tenants will be responsible for the rates.

RATEABLE VALUE

Rateable Value (2017) £5,800

EPC RATING - E

DIRECTIONS

From the centre of Liskeard proceed up Barras Street and continue until reaching the second mini roundabout on the Callington Road. Turn Right along the Eastern relief road after approximately 200 yards, after passing the hospital entrance turn left into Pengover Road proceed down the hill and continue up the other side. The entrance to "The Courtyard" will be found on the right hand side.

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

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