



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

**UNIT 3  
ASHLEIGH MEADOW  
TREGONDALE, MENCHENIOT, LISKEARD,  
CORNWALL  
PL14 3RG**

**£6,400 PA**

## DESCRIPTION

Ashleigh Meadow comprises a single storey barn conversion that has been re-built and renovated to an exceptionally high standard.

While character features have been retained, the office has been finished to provide very warm and comfortable accommodation.

There is a spacious parking area adjoining the units. A particular feature of this site is the lawned picnic area with a pond and stream boundary adjoining the offices.

The property enjoys a very attractive rural location approximately 3.5 miles from Liskeard Town Centre.

Each unit is fully serviced, with dado trunking and network cabling. Superfast broadband available.

## ACCOMMODATION

### UNIT 3 (APPROXIMATELY 481 SQ FT NIA)

The accommodation briefly comprises:-

Reception – 4.58m x 2.96m

Private Office – 2.38m x 2.34m

Main Office – 5.4m x 4.25m

Kitchen – 2.11m x 1.22m work surface, stainless sink unit and cupboards.

Cloakroom – with low level wc and wash hand basin.

### OUTSIDE

Large parking area.

Communal picnic area.

## SERVICES

Mains water and electricity are connected. Drainage is to a private sewage treatment plant.

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 the internal repair of the unit, business rates and service charges.

## MAINTENANCE & SERVICES

The Landlord will provide a maintenance service to include:-

(a) Drainage.

(b) Water.

(c) Maintenance and cleaning of any 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

£6,400 plus VAT per annum, paid quarterly in advance.

## SERVICE CHARGE

£800 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) £4,600

## EPC RATING - EXEMPT

## DIRECTIONS

From the centre of Liskeard towards Callington on the A390. Upon reaching Merrymeet, turn right towards Pengover Green. Continue through the hamlet towards Menheniot. Prior to reaching Menheniot, Ashleigh Meadow can be found at Tregondale on your left hand side.

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

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