

REF: TONS - DETAILS PREPARED 20.07.2015

TO LET

OFFICE PREMISES

THE OLD NATIONAL SCHOOL, ST. THOMAS ROAD

LAUNCESTON

CORNWALL

PL15 8BU



PHOTO TAKEN MARCH 2011

- 18 to 268.2 SQ.M (194 to 2,887 SQ.FT.)
- AMPLE PARKING FACILITIES
- CLOSE TO TOWN CENTRE
- FLEXIBLE TERMS AVAILABLE

LOCATION

The offices are located in The Old National School just off St Thomas Road (the A388) below the town's historic castle. Launceston Town Centre is within easy walking distance.

DESCRIPTION

The premises comprise part of The Old National School complex, a three storey detached building of traditional construction that has been split into a variety of office suites that can be occupied individually or together. There are two external parking areas providing ample parking. The unit benefits from both gas and electric heating with various kitchen areas and shared toilet facilities. Various combinations of rooms can be achieved to suit individual requirements.

ACCOMMODATION (All sizes are approximate)

NIA – 18 to 268.2 sq.m (194 to 2,887 sq.ft.)

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate - Band E - Rating 105
Please ask for more information or go to our web site.

SERVICES

All services within the premises are provided by the Landlord and are shared throughout the building. Each unit has water and electricity.

PLANNING

It is understood that the premises have consent for use as an office within Use Class B1. Interested parties are advised to contact Cornwall Council on 0300 1234 100

TENURE

The premises are offered by way of a new Lease on terms to be agreed.

RENT

£1,750 to £25,000 to include service charge to cover common costs. Utilities will be charged on a fair proportion basis at the rate paid by the landlord.

RATES

Rateable Value 2010 –£1,925 to £20,200
Cornwall Council Business Rates - 0300 1234 171
Local Authority Reference – Various

VAT

The rent is subject to VAT at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

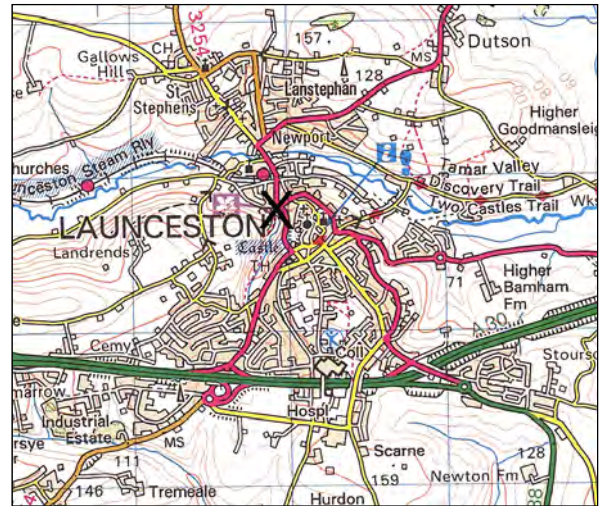
VIEWING

Strictly through the sole agents – **Simon Powell Commercial**
Contact: Simon Powell
T: 01822 611311 E: simon@simonpowell.co.uk

www.simonpowell.co.uk

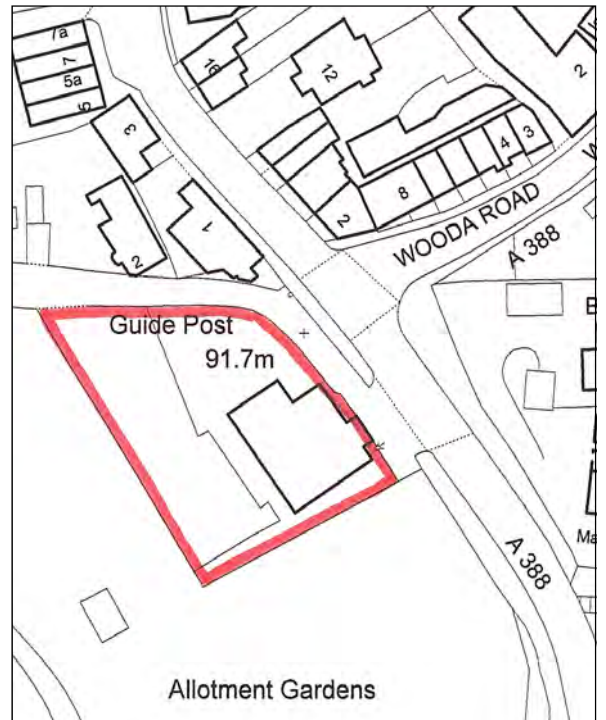
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE OLD SCHOOL SITE IS SHOWN APPROXIMATELY IN RED



SEPARATE SECOND FLOOR ACCESS



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