



OFFICES 13-14, FALMOUTH MARINA

OFFICES 13-14 FALMOUTH MARINA NORTH PARADE, FALMOUTH CORNWALL TR11 2TD

- Falmouth Office Suite
- On-site car parking
- Four spacious, versatile rooms with flexible layouts
- Stunning marina and river views
- Conveniently located near Falmouth town centre and local amenities
- Net Internal Area: approximately 113.53 sq m (1,222 sq ft)
- New 3-year fixed-term lease available



RENT : £14,500 PER ANNUM EXCLUSIVE

LOCATION

The property is situated in the busy, vibrant and ever-popular town of Falmouth, Cornwall. The town has a resident population of approximately 20,000 persons which increases substantially during the tourist season with a large number of visitors attracted by the local beaches, maritime facilities and Falmouth Maritime Museum.

Office 13-14 sits in a prime spot at Falmouth Marina, just off a main route into town and within easy reach of the town centre. The first floor offices form part of Marina House, the main administrative hub for Premier's Falmouth Marina, positioned close to the busy harbour and waterfront. The building is multi-occupied, hosting the marina's reception along with various commercial businesses including offices, hairdressers, yacht brokers, and the Upper Deck Bar & Restaurant

DESCRIPTION

Accessed via first-floor balconies, the offices form a self-contained suite with windows to the front, side and rear, offering attractive views over the Marina. The suite is thoughtfully sub-divided into four offices, two larger front-facing rooms and two smaller rear rooms, alongside two WCs and a small kitchenette.

Presented in excellent condition, the offices are ready for immediate occupation.

LEASE TERMS

A new 5 year lease outside the Landlord and Tenant Act 1954 security of tenure provisions.

Current service charge estimate: £3,587 + VAT.

ACCOMMODATION

The total net internal area is approximately 113.53 sq m (1,222 sq ft)

Lobby	: 5.53m x 5.97m
Office 1	: 2.29m x 2.29m
Office 2	: 5.86m x 6.3m (Max L shaped)
Office 3	: 2.62m x 3.50m
Office 4	: 2.87m x 3.47m
Kitchenette	: 1.25m x 1.78m
Male WC	
Female WC	

RENT

£14,500 per annum plus VAT. Subject to annual RPI review, cap at 6%, collared at 3%.

EPC

Units 13 & 14	Marina House, North Parade, Falmouth TR11 2TD
EPC Rating	: C
Certificate number	: 0698-9233-3230-0400-8333
Valid until	: 10 July 2027

RATEABLE VALUE

The tenants are responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Current rateable value (1 April 2023 to present)	£12,750
Future rateable value (from 1 April 2026)	£17,250

LEGAL COSTS

Each party to bear their own legal costs.

I.D. REFERENCES & DEPOSIT

All prospective tenants will need to provide certified identification and proof of address. References and deposit may be required subject to status.

VAT

VAT is applicable all figures are quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole letting agents.

SBC Property

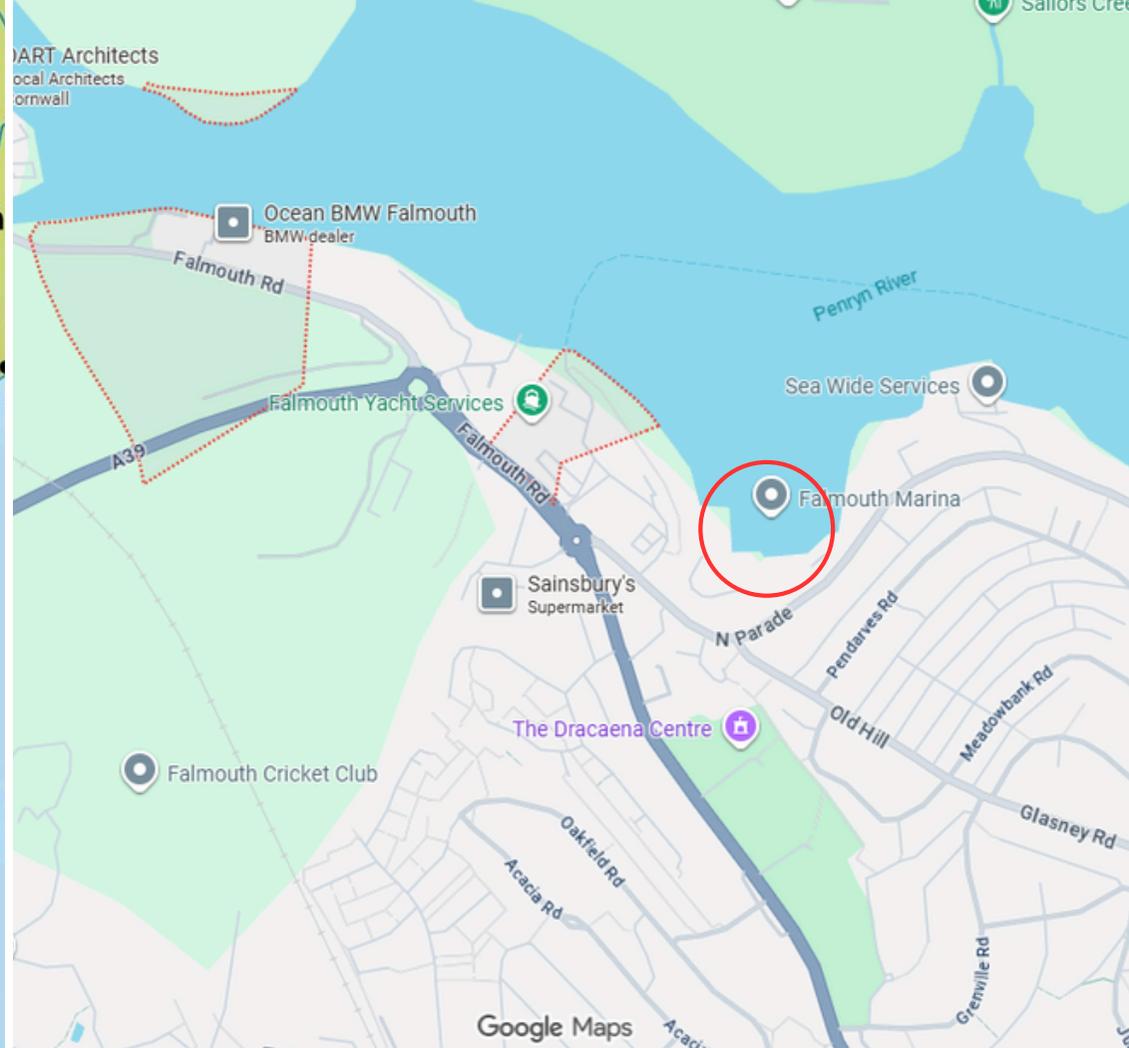
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CHARTERED SURVEYORS

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