

JUBILEE WAREHOUSE GROUND FLOOR STUDIO

AVAILABLE
JAN 2019

JUBILEE
WAREHOUSE

Studio D, Jubilee Warehouse, Penryn

EPC = A

Area 171 Sqft/15.9m2

- A rare opportunity to rent a small studio at Jubilee Warehouse.
- Riverside location
- Studio or office accommodation
- Presented in excellent decorative order
- BREAM Excellent
- Low utility costs from rainwater harvesting and solar panels
- Unique communal areas with kitchen & breakout/informal meeting area plus table tennis table & piano
- Underfloor heating throughout
- Access to the café, nursery & The ZedShed (community hall for exercise classes, choir etc.) in neighbouring Jubilee Wharf
- Responsive on-site landlord
- Electric car charging points
- Cycle parking – shower & clothes drying facilities

TERMS

New lease – term to be agreed.

PARKING/TRAVEL

There is limited parking on site available on a first come first serve basis, with other car parks nearby. There are two electric car charging points available for tenants and a covered bicycle store. Served by buses every 10mins and 10mins walk from train station.

SERVICES

There is underfloor heating throughout the property. All tenants benefit from the microgeneration of electricity from the photovoltaic panels and from rainwater harvesting which significantly lowers utility costs.

SERVICE CHARGE

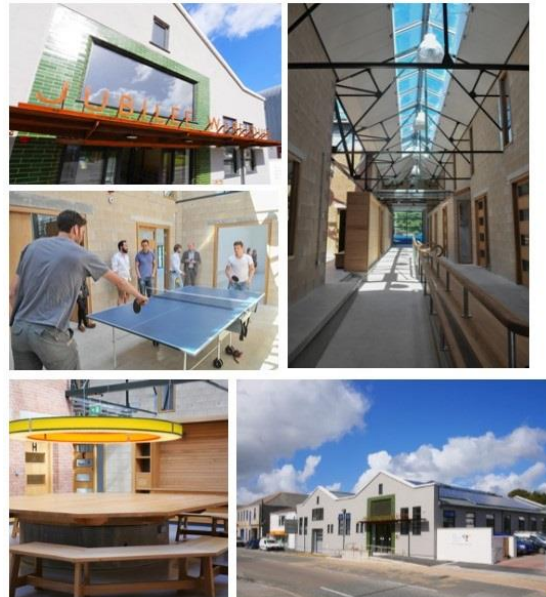
The estimated monthly service and utility charge is £55+VAT and includes external cleaning and maintenance; cleaning and maintenance of common areas; electricity for studio and communal space; hot water; and heating.

RATEABLE VALUE

The 2017 rateable value is £2,225. 100% relief is available with small business rate relief if this is your only commercial property. Click [here](#) for advice. As a new occupier of premises you have the right to appeal an assessment if it is too high.

JUBILEE WAREHOUSE

Winner Cornwall Sustainability Awards Best Retro Fit 2015



- Jubilee Warehouse is next to Penryn River. Originally built in the 1950s it has been extensively modernised to create 13 high quality workspaces.
- Be part of the established creative community of Jubilee Wharf & Jubilee Warehouse.
- Fully accessible and available 24/7.
- Next door to the award-winning Jubilee Wharf, also owned and run by Robotmother Ltd, and home to workshops, health rooms, a café, nursery, The ZedShed and 6 flats.

LOCATION

Penryn is just outside of Falmouth, approximately 10 miles from Truro, Helston, Redruth and the A30 trunk road. It is an established population centre in addition to being an established industrial, trade counter and retail location.

LEGAL FEES

Each party would be responsible for their own legal fees in relation to this transaction.

FURTHER INFORMATION AND VIEWINGS

If you're interested in the space please contact Caroline to talk about options.

Contact caroline@jubileewharf.co.uk 01326 374960



