



TOP FLOOR OFFICES, MALINS HALL, 38 HIGH STREET, FALMOUTH, TR11 2AF

New to the market are top floor offices with views across the Carrick Roads with plenty of natural light, private quay access and are available immediately by way of a new lease. Whilst on the top floor there is level access from High Street to the office entrance.

The offices comprise a reception area leading to the main open plan office alongside a lounge area, WCs, three smaller offices and a kitchenette.

- OFFICES TO LET
- HIGH ST LOCATION IN FALMOUTH
- NEW LEASE OFFERED
- VIEWS ACROSS CARRICK BAY
- 1,666 SQ FT / 154.7 SQ M
- ENERGY PERFORMANCE ASSET RATING - APPLIED FOR

£12,000 PER ANNUM EXCLUSIVE

LOCATION:

Malin's Hall is located just off High St in Falmouth, to the northern end of the town centre which is home to many independent businesses, coffee shops, bars and restaurants. There are numerous car parks within close proximity as well as local bus routes closeby at The Moor.

DESCRIPTION:

New to the market are second floor offices with views across the Carrick Roads with plenty of natural light, private quay access and are available immediately by way of a new lease. Whilst the premises are top floor of the building, there is level access from High Street.

SCHEDULE OF ACCOMMODATION:

Main open plan office 691 Sq Ft / 64.1 Sq M
 Office 1 124 Sq Ft / 11.5 Sq M
 Office 2 153 Sq Ft / 14.2 Sq M
 Office 3 197 Sq Ft / 18.2 Sq M
 Kitchen 79 Sq Ft / 7.3 Sq M
 Reception 116 Sq Ft / 10.7 Sq M
 Lounge area 178 Sq Ft / 16.5 Sq M
 WCs x 2

SERVICE CHARGE:

There is no service charge levied on this property.

TENURE / LEASE TERMS:

The premises are available by way of a proportional full repairing and insuring lease for a minimum term of 5 years.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

The ingoing Tenant to contribute 50% of the Landlord's reasonably incurred legal fees in drafting the lease.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £16,000. Upon completion of the lease it will need to re-assessed as it currently incorporates a ground floor room which will be removed from the rating.

To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been applied for and will be available shortly.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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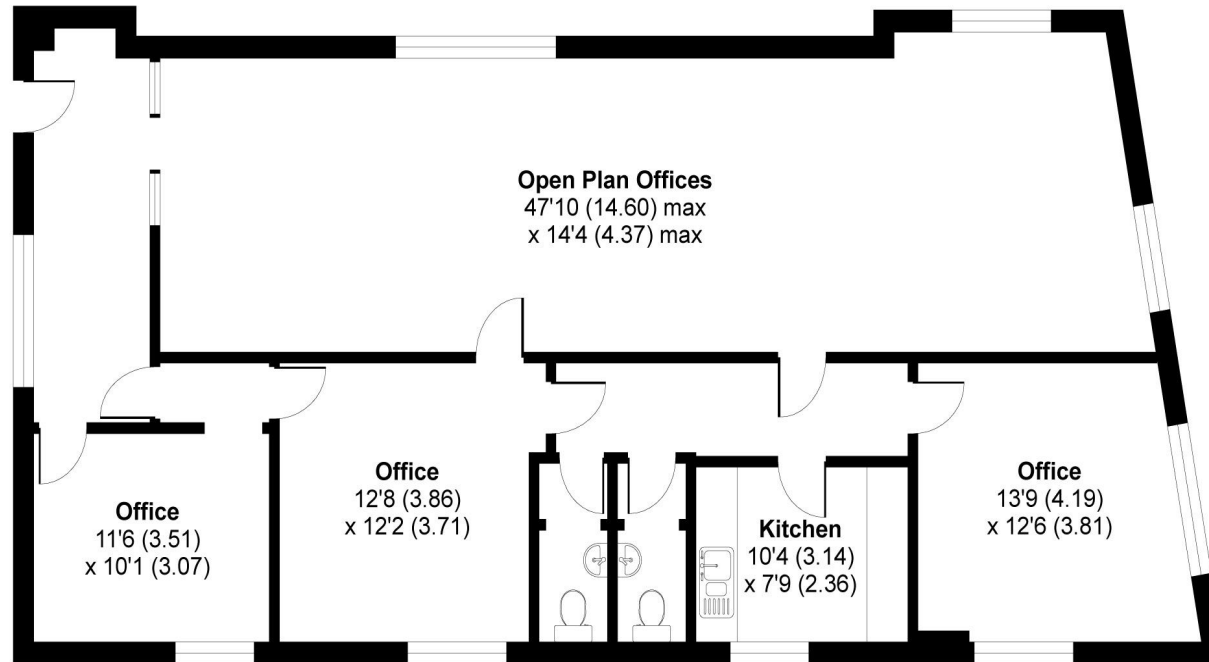




38 High Street, Falmouth, TR11 2AF

Approximate Area = 1457 sq ft /135.3 sq m

For identification only - Not to scale



THIRD FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1387143

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