

# Office 11, Chi Tevyans / Office



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**Chi Tevyans, Trevenson Park, Pool,  
Redruth, Cornwall, TR15 3PL**

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**Rent:** £15,750 per annum exclusive

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**Get in touch**

[info@choosecornwall.co.uk](mailto:info@choosecornwall.co.uk)

## Summary

Chi Tevyans "House of Growth" - a brand new office building, at the heart of Cornwall in Pool completed Summer 2021. Pool Innovation Centre 2 Grow On Space is part-funded by the European Regional Development Fund.

Chi Tevyans is a brand new office development of 12 office suites over 3 floors of 86 sqm - 1,232 sqm (926 - 13,261 Sq Ft) now available to rent. It is located in Pool, next to Pool Innovation Centre and close to Heartlands.

Office 11 is a brand new office suite located on the second floor of Chi Tevyans, which provides a total of 1,232 sqm of Grade A accommodation across 12 suites on three floors.

Chi Tevyans is finished to a high standard; excellent natural light throughout, attractive landscaping and parking and in close proximity to Pool Innovation Centre and the Heartland Park.

### **Key features:**

- 119 sqm / 1281 sqft
- Passenger lift to all 3 floors
- Superfast fibre broadband
- Shared toilet and shower facilities
- Service tails to enable installation of individual kitchenette facilities
- Intercom access
- Parking
- BREEAM excellent
- Free “affiliate membership” to PIC including use of café, break out areas and discounted rental of meeting rooms
- Scope to combine units

In addition to the rent the tenant will pay a maintenance rent which will facilitate the running and upkeep of the building and estate.

To arrange a viewing please contact [info@choosecornwall.co.uk](mailto:info@choosecornwall.co.uk)

### **Details:**

Business rates are applied to occupiers of units in the Sector 2 building. The Valuation Office has currently applied a rateable value of under £12,000 for each unit. Therefore occupiers can apply for 100% small business relief, providing this is their sole commercial premises. The Business Park is also part of an Enterprise Zone meaning qualifying business may be eligible for business rate relief of 100% in year 1&2, 75% in year 3 and 50% in year 4. This could be a

saving of up to £32,000 over the 4-year period, based on estimated Rateable Value.

New leases are available directly from the landlord Cornwall Council, with terms to be agreed. All figures quoted are exclusive of VAT which is applicable. Please contact [info@choosecornwall.co.uk](mailto:info@choosecornwall.co.uk) to find more about the terms available.

To comply with ERDF rules potential tenants will be required to complete a tenant application form, a SME declaration and provide details of any other public funding their business has received. Assistance can be provided to applicants should they require it.

Under the Money Laundering Regulations 2017, Cornwall Development Company will require any prospective tenant to provide proof of identity along with any associated documents which will be shared with the landlord.

### **Disclaimer**

Cornwall Development Company Limited supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) for further information. Cornwall Development Company Limited for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No

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