



# To Let

Unit D, Woodlands Court,  
Truro Business Park,  
Threemilestone, Truro, TR4 9NH

Detached Modern Office Building

Extensive onsite parking

Area: 366 sq m (3,943 sq ft)

Asking Rent: £43,000 pa

Consideration will be given to letting of each floor individually

Viewing by prior appointment with  
Tom Neville

**(01872) 261028**

[tomneville@scctruro.co.uk](mailto:tomneville@scctruro.co.uk)



## Location & Description

The property is situated within the Truro Business Park at Threemilestone, which provides easy access to Truro City centre and the A30.

The property comprises a modern high quality detached 2 storey office building with car park providing a ground floor reception with various main open plan offices, partitioned individual offices, meeting rooms and WCs plus kitchens over both floors. The specification includes gas central heating, suspended ceilings, trunking, a shower room and lift. Externally, there is a car park for a minimum of 15 cars.



## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground Floor	172 sq m (1,847 sq ft)
First Floor	195 sq m (2,096 sq ft)
Total	366 sq m (3,943 sq ft)

## Tenure

The premises are available by way of a new lease for a minimum term of 5 years subject to 3 yearly upward rent reviews and 3 year break. The lease is to be drawn on equivalent full repairing and insuring terms. The quoting rent is £43,000 pa with incentives available depending on covenant strength. Insurance for the year to October 2024 is £378.70. Annual maintenance charge for upkeep of the of common/landscaped areas for 2024 is £1,100.

Consideration will be given to the letting of each floor separately.

## Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of £39,500 effective from 1 April 2023. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is B48.



### Truro Office

Compass House, Truro Business Park, Threemilestone,  
Truro, Cornwall, TR4 9LD  
Tel: 01872 261028  
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- 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 or contract;
- All descriptions, dimensions, reference to condition and necessary permissions 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 each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. We have been informed that this property is elected for VAT, therefore VAT will be charged on the rent. However, we suggest all interested parties make their own enquiries.

## Legal Costs

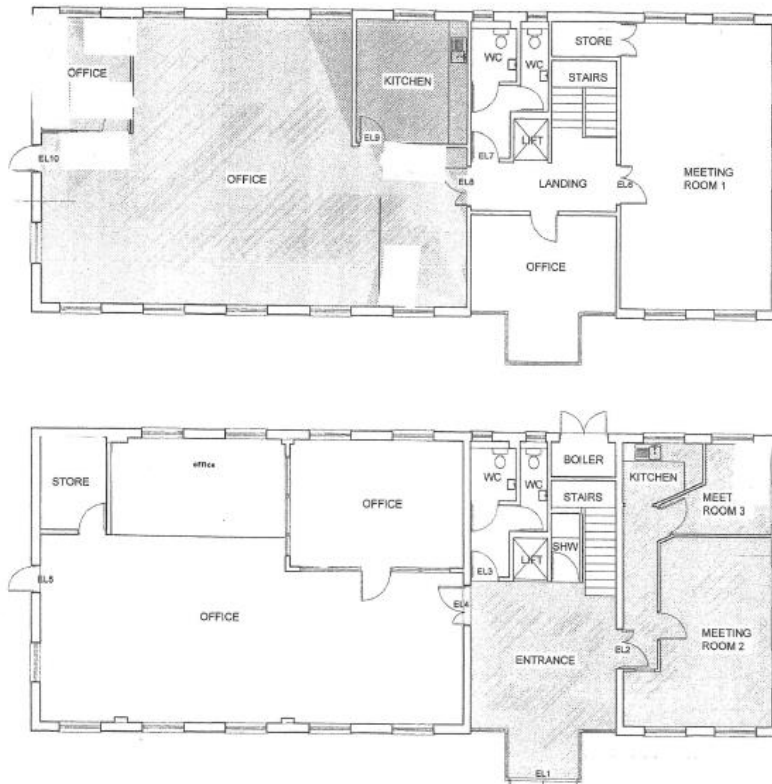
Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Should the proposed tenant pull out of the transaction after terms have been agreed, they will be liable for the reasonable costs the landlord has incurred.

Date: 29 January 2024

Ref: TR2079 / v1



### Truro Office

Compass House, Truro Business Park, Threemilestone,  
Truro, Cornwall, TR4 9LD  
Tel: 01872 261028  
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. 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 or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions 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 each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.