




OFFICE TO LET

OFFICE ROOM 5
HIGHGROVE HOUSE
TRURO BUSINESS PARK
THREEMILESTONE, TR4 9NH

- GROUND FLOOR OFFICE ROOM TO LET
- MULTI-OCCUPIED, PURPOSE BUILT OFFICE PROPERTY
- AIR CON, PARKING, CARPETED AND DECORATED
- 3 YEAR LEASES WITH 12 MONTH BREAKS
- OFFICE 5 - 32.66 SQ M (352 SQ FT)
- NEW LEASE AVAILABLE
- RENT INCLUSIVE OF SOME OUTGOINGS

**RENT £4,500 PER ANNUM + VAT
PLUS SERVICE CHARGE**

ENQUIRE NOW

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OFFICE 5

DESCRIPTION

The offices are found within the multi-occupied building Highgrove House, located in the popular Truro Business Park at Threemilestone within easy reach of Truro's City Centre and the A30. A modern purpose-built commercial property the office is accessed via a communal reception area at ground floor level with use of shared WC and kitchenette facilities.

ACCOMODATION

The offices are decorated and carpeted with smooth ceilings, inset lighting, perimeter power points, air conditioning (in part), IT and phone connections, ready for immediate occupation. Superfast internet/networking options available.

1 parking space.

Office 5 - 32.66 sq m (352 sq ft)

EPC

Rating B (39)

Expiry February 2034


Certificate number - 8620-3971-1770-0278-8552

VIEWING/FURTHER INFORMATION

Strictly by appointment with sole agents SBC Property.



Barney Peters

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LEASE TERMS

Lease Term : 3 Years Outside the Landlord & Tenant Act 1954

Breaks : Yearly subject to 6 months notice

Repair : Internal repairing and decorating only

Use : Offices

Utilities : Tenant pays for their telecoms/internet

BUSINESS RATES

Tenants are responsible for the business rates. Cornwall Council can confirm rates payable and small business rate relief or discounts available, up to nil rates payable.

Office 5 - Rateable value (1 April 2023 to present) £4,450

RENT AND SERVICE CHARGE

Office 5 - £4,500 per annum + VAT
Service charge - £2,190.80 per annum + VAT

The rent is inclusive of the following services; electricity, heating, building upkeep, cleaning of common parts. The service charge element is subject to change, reviewed annually.

Total = £6,690.80 + VAT

These particulars do not constitute any part of an offer or contract. All statements as to the property and business are made without responsibility on the part of SBC Property or the vendor. None of the statements contained herein are to be relied upon as statements or representations of fact. Any potential purchaser must satisfy themselves as to the correctness of each statement in these particulars. The vendor does not make or give SBC Property, nor any person in their employment, any authority to make any representation or warranty whatsoever in relation to this property. SBC Property is the trading name of Scott Burrigge Commercial LLP