

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

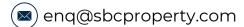
- GROUND FLOOR OFFICE ROOM TO LET
- MULTI-OCCUPIED, PURPOSE BUILT OFFICE PROPERTY
- AIR CON, PARKING, CARPETED AND DECORATED
- 3 YEAR LEASES WITH 12 MONTH BREAKS
- OFFICE 5 32.66 SQ M (352 SQ FT)
- NEW LEASE AVAILABLE
- RENT INCLUSIVE OF SOME OUTGOINGS

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

**ENQUIRE NOW** 









#### **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.

## 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

#### **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)

#### **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

#### **EPC**

Rating B (39) Expiry February 2034 Certificate number - 8620-3971-1770-0278-8552

#### 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

# VIEWING/FURTHER INFORMATION

Strictly by appointment with sole agents SBC Property.



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