



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors Specialising in all aspects of commercial property



TO LET—£15,000 per annum plus VAT

Ground Floor West Office , Compass House, Truro Business Park, Threemilestone, Truro TR4 9LD

- Modern open plan office space with separate meeting room
- Total Area—1,416 SqFt (131.5 SqM)
- Available as a new lease
- Situated on Truro Business Park with nearby businesses including Vertu Volvo, Subway and many professional firms
- 4 miles from Truro City Centre, Newquay Airport 12 miles
- 2 parking Spaces integrated in attractive soft landscaped area

Viewing by prior appointment with:

Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Photos



Entrance



Open Plan Office



Open Plan Office



Meeting Room



Truro Office: Compass House, Truro Business Park Truro, Cornwall, TR4 9LD

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

Location

Situated approximately 4 miles from Truro City Centre and 2 miles from the A30 trunk road at Chiverton Cross, thereby well located for business throughout mid and west Cornwall.

The Cathedral City of Truro is the principal administrative Centre for Cornwall with many national and independent retailers represented in the City Centre and environs. Truro combines retail, industrial, tourism and leisure within its economy and lies 6 miles from the A30 trunk road. It is served by trains and extensive bus routes, with Newquay airport 12 miles distant.

Property

Ground floor office site which is DDA compliant and includes network trunking, natural vegetation and wet lead gas fired boiler to radiator heating system.

Schedule of Accommodation

(all areas and dimensions are approximate)

Large open-plan office room

Use of shared WC and shower facilities.

2 Parking spaces

Small Kitchenette and Storage

	Sq M	Sq Ft
Ground Floor	131.5	1416

Tenure

The premises are available to let on a new proportional full repairing and insuring lease at an annual rental of £15,000 plus VAT.

Estate Agents Act 1979

Under Section 21(1) of the 1979 Estate Agents Act Smart Commercial Properties declare that one or more individuals of the company have a connected interest in the property.



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General Information

Local Authority: Cornwall Council

General enquiries: 0300 1234 100

Planning: 0300 1234 151

www.cornwall.gov.uk

Business Rates

2023 Rateable Value is £12,500. For further information contact the valuation office via website: www.voa.gov.uk or call: 0300 1234 171

VAT

All the above annual rental is quoted exclusive of VAT, where applicable.

Services

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

Energy Performance

This office has been rated **C63**

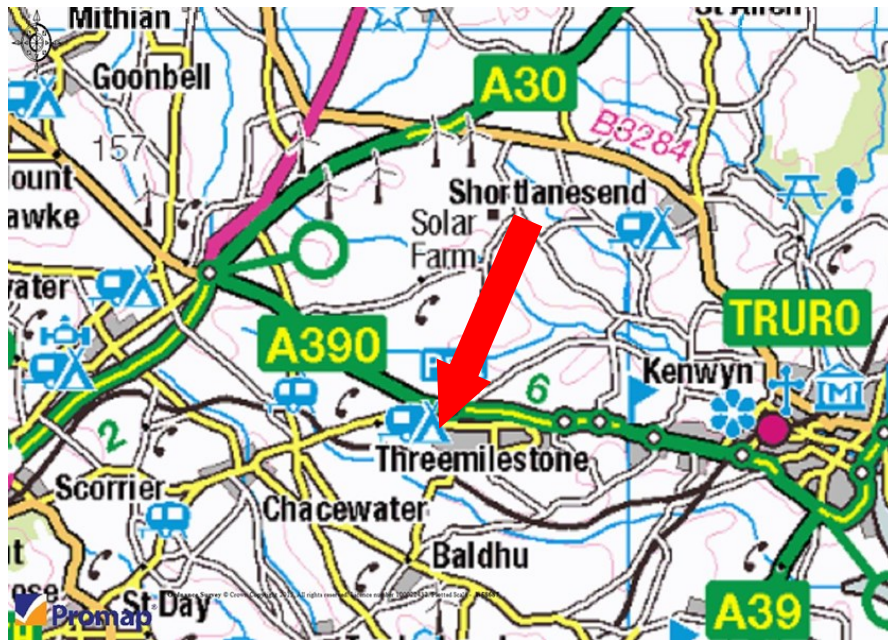
Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and / or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012 nh). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

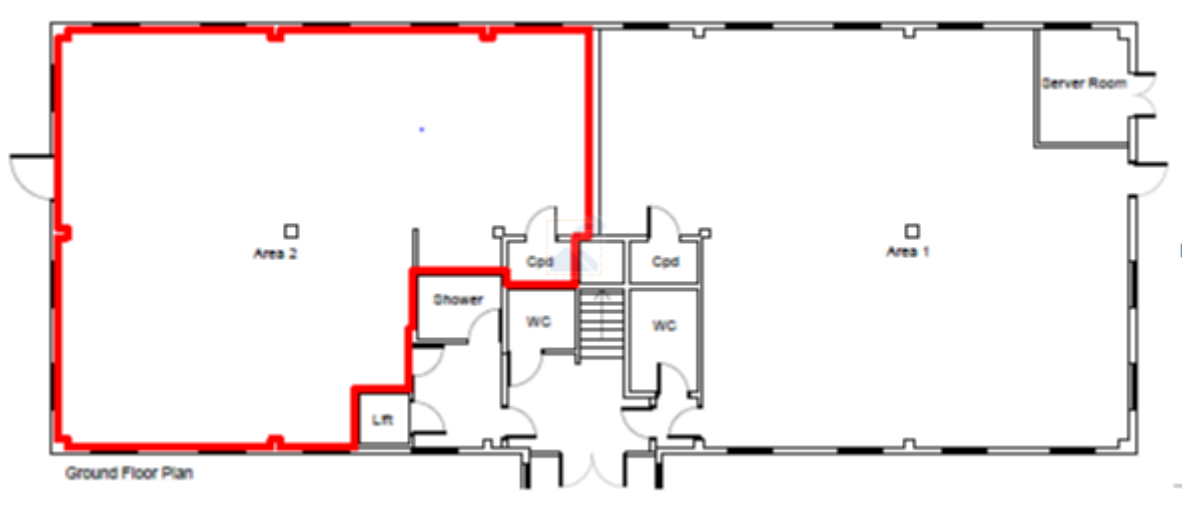
Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the leaseholder aborts the transaction for any reason then they will be responsible for the landlord's legal costs.

For Identification Purposes Only:



Floor plan of Area 2:



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