

Miller Commercial

Chartered Surveyors and Business Property Specialists



Woodbine Farm, Truro Business Park, Truro, TR3 6BW

A serviced office building located on the established Truro Business Park at Threemilestone, ideally located for access to Truro and also the A30 trunk road. The suites are immediately available with rentals being inclusive of: water rates, electricity, cleaning, use of communal kitchen and WC facilities, intruder alarm and maintenance of the exterior and common parts.

Suites 6, 6a, 7 and 14 are available.

- **SELF CONTAINED SERVICED OFFICES**
- **RENTALS FROM £225 PER CALENDAR MONTH PLUS VAT**
- **MANY SERVICES INCLUDED**
- **SUITES 6, 6A, 7 & 14 AVAILABLE**
- **109 SQ FT - 221 SQ FT**
- **ENERGY PERFORMANCE ASSET RATING- C (53)**

From £225 PCM Inclusive



LOCATION:

Truro Business Park at Threemilestone is ideally located for access to Truro and also the A30 trunk road.

PREMISES:

A range of serviced office suites with rentals being inclusive of: water rates, electricity, cleaning, use of communal kitchen and WC facilities, intruder alarm and maintenance of the exterior and common parts.

In addition there is use of a fully fitted/equipped meeting/training room at competitive rates.

SCHEDULE OF ACCOMMODATION:

Suites 6 & 6a: 351 Sq Ft (32.7 Sq M) £7,200 PA

Suite 7: 109 Sq Ft (10.1 Sq M) £2,700 PA

Suite 14: 221 Sq Ft (20.5 Sq M) £4,500 PA

Suites 1: 174 Sq Ft (16.3 Sq M) available from 1 August 2024.

Suite 2: 198 Sq Ft (18.7 Sq M) available from 1 August 2024.

LEGAL COSTS:

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

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

SERVICES:

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

Western Power: 0845 601 2989

South West Water: 0800 169 1144

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (53).

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

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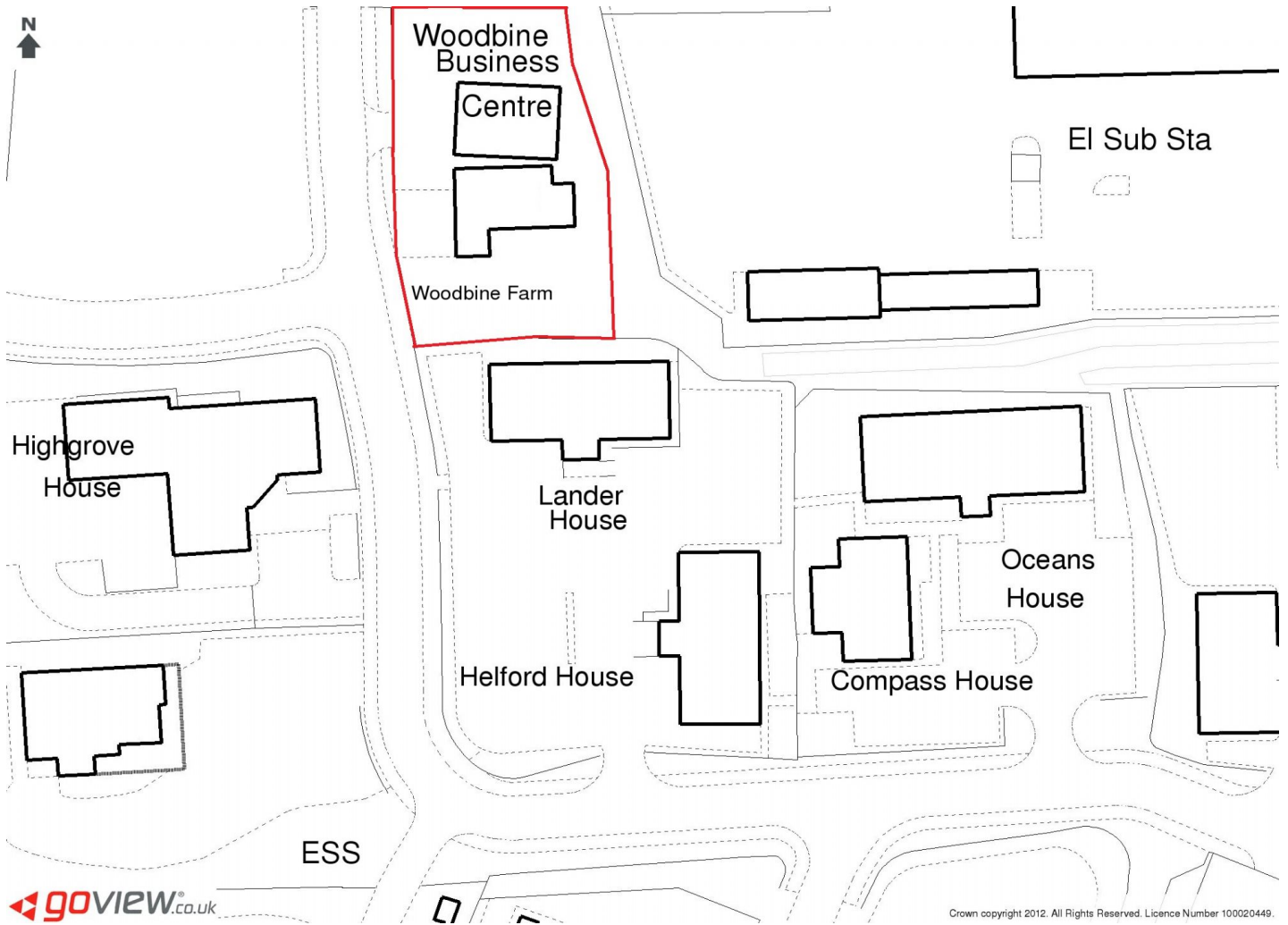
For further information or an appointment to view please contact either:-

Jonny Bright on 01872 247022

Email jb@millers-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@millers-commercial.co.uk



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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