



FIRST FLOOR OFFICES, 1 - 5 COMMERCIAL SQUARE, CAMBORNE, TR14 8DY

1-5 Commercial Square comprises a mixed use building with a retail unit on the ground floor and office accommodation on the first floor.

The property comprises a self contained, largely open plan first floor office with meeting room and welfare facilities.

Nearby businesses include WH Smith, Subway, Rowe's, William Hill, Superdrug and numerous charity shops and convenience stores.

- First Floor Offices Totalling 871 Sq Ft (NIA)
- Main Office + Two Break Out Rooms
- Prominent Town Centre Location
- New Lease Offered
- EPC 'D' (94)
- Plenty of Nearby Parking

Guide Price: £8,500 Per Annum Exclusive

LOCATION:

Camborne forms part of the largest conurbation in Cornwall. Located in the heart of Cornwall with a population of 20,845 (2011 Census), 15 miles from Truro and 16 miles from Penzance. Camborne station is on the main line to London Paddington and close to the A30 which offers favourable transport links. Located adjacent to Commercial Square and its iconic 'Holman' water fountain, the building is located in the very heart of the town. This area is often used to host events and various markets.

PREMISES:

The premises comprise of a first floor office space with two breakout rooms, one with a cupboard kitchenette, and W/C.

SCHEDULE OF ACCOMMODATION:

Stairs leading from street level to first floor...

Main Office: 6.65 m (max) x 8.30 m (max)

Office 1: 4.74 m x 3.09 m

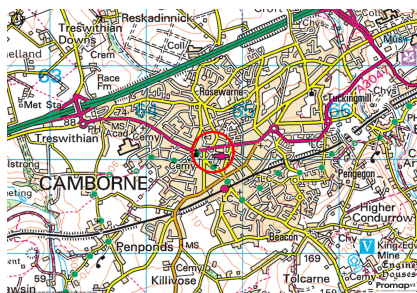
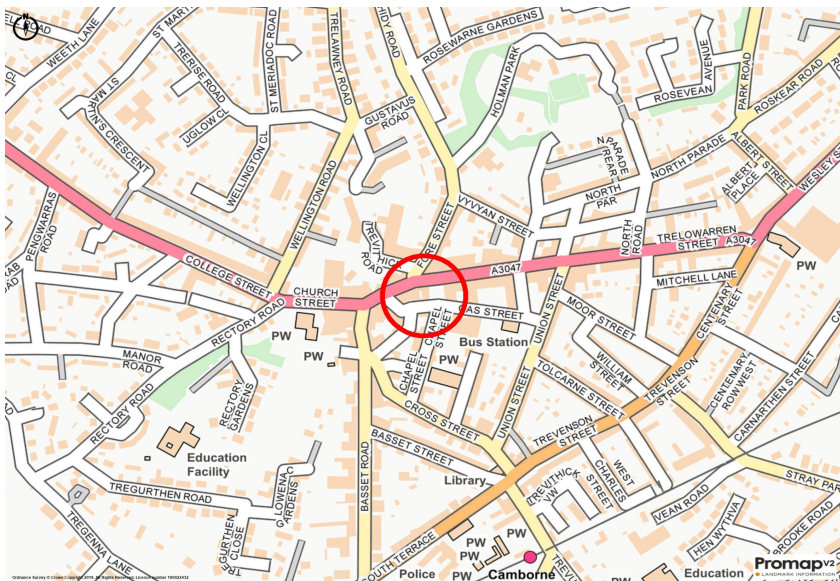
Office 2: 3.49 m x 3.09 m

W/C

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.





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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VAT:

All the above rentals are quoted exclusive of VAT.

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>. To find out how much business rates will be payable there is a business rates estimator service via the website.

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 CERTIFICATE:

The Energy Performance Rating for this property is D (94).

LEGAL FEES:

Each party to bear their own legal fees in connection with this transaction.



CONTACT INFORMATION:

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

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Will Duckworth on 01872 247034
Email wd@miller-commercial.co.uk