



## **MILESTONE HOUSE, TRURO BUSINESS PARK, THREEMILESTONE, TRURO, TR4 9NY**

An opportunity to occupy this prestigious, modern and well equipped Heads Quarters office building in the heart of Truro Business Park at Threemilestone Industrial Estate, Truro's main business hub. The property occupies a prominent position in Glenthorne Court, a private road developed specifically for commercial office buildings and boasts a number of amenities including a passenger lift to first floor, male, female & disabled WCs, air conditioning, Superfast Broadband with up to 900 MBs available, two kitchenettes as well as a number of private meeting rooms and offices and car parking for over 32 cars.

The building could be occupied as a whole, on a floor by floor basis or on a part floor basis.

Nearby occupiers include BT, Kelsall Steele, Datasharp UK, Cornwall Council, Ward Williams as well as a host of retail showrooms, trade counters and other national and regional business & professional companies operating from numerous offices and industrial units on the estate. Within close proximity to the site are Truro College as well as Truro and Cornwall's main hospital campus at Treliske.

- **MODERN AIR CONDITIONED OFFICES**
- **6,573 SQ FT (610SQ M )**
- **27 CAR PARKING SPACES**
- **SUPERFAST BROADBAND (900 MBS)**
- **OPEN PLAN OFFICES & MEETING ROOMS**
- **POTENTIAL FOR SUB DIVISION**
- **EPC RATING - B (47)**

**Rent: £75,000 pa excl VAT**  
(rent for part floors on application)









### LOCATION:

The property occupies a prominent position within Glenthorne Court in the heart of Truro Business Park at Threemilestone Industrial Estate. The estate is located just to the west of Truro itself, accessed via the A390 which provides swift access to the A30 that stretches west to Penzance and east to Exeter.

The park and ride car park is a convenient short walk away, just outside Threemilestone. Newquay airport is under 30 minutes drive away providing daily regional and international flights as well as commuter flights to London. The mainline train station at Truro is less than 3 miles away offering regular services to Plymouth, Exeter, Bristol & London.

### DESCRIPTION:

The property comprises a modern, purpose built head quarters style office over ground and first floors. Internally, the property benefits from a passenger lift linking ground and first floors, accessed via a central lobby. The property is fully DDA compliant and each floor is serviced by male, female and disabled WCs. There is a kitchenette on each floor and both floors are heated and cooled by air conditioning units with supplementary fresh air ventilation.

Due to its internal layout, the property lends itself to subdivision into 2 or more units (subject to necessary works). There is an external garden area for the dedicated use of staff and users of the building.

### SCHEDULE OF ACCOMMODATION:

Ground floor - 4,298 sq ft (399 sq m)

First floor - 2,275 sq ft (211sq m)

Total - 6,573 sq ft (610 sq m)

### SERVICE CHARGE:

There will be a service charge to cover the management & maintenance of the estate road and any communal parts.

### TENURE:

The premises are available to let on a new full repairing and insuring lease on terms to be agreed. The property can be let as a whole or in 3 separate parts of approx 2,100 sq ft.

### LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

### BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value of the building is £62,500. Please contact the local authority to understand how much business rates you will pay.



### VAT:

All the above prices/rentals are quoted exclusive of VAT.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (47).

### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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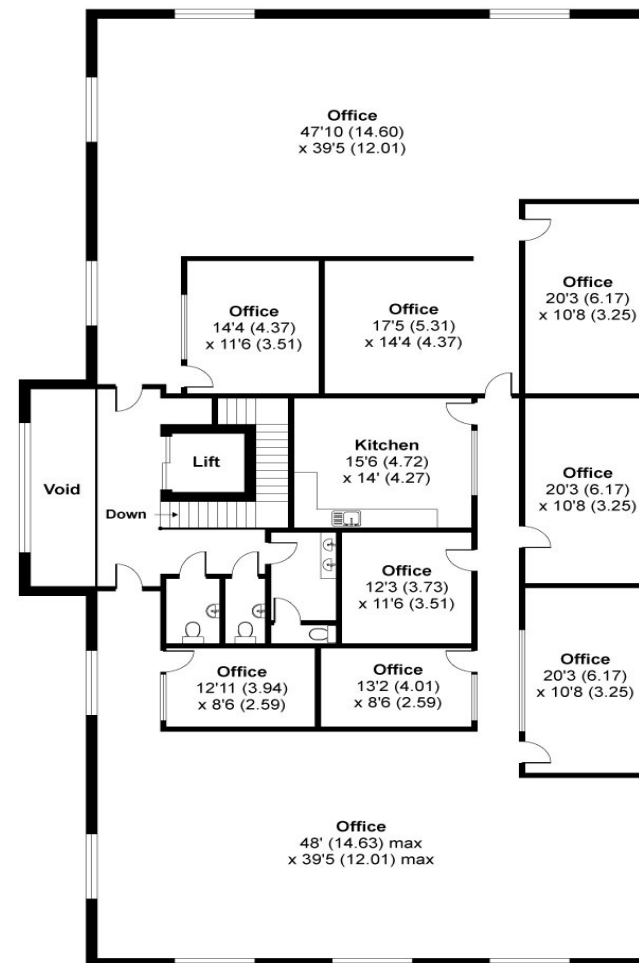
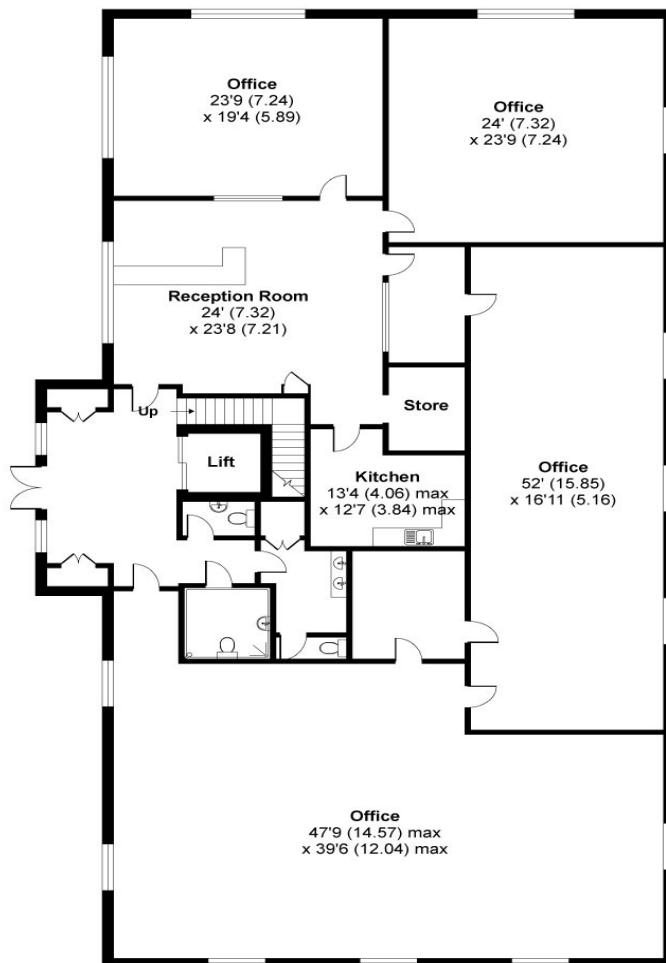






# Milestone House, Glenthorne Court, Truro Business Park, Threemilestone, Truro, TR4 9NY

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Miller Commercial LLP. REF: 994188

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