



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

An opportunity to occupy part of this PRESTIGIOUS, MODERN & WELL EQUIPED OFFICE in the heart of Truro Business Park at Threemilestone Industrial Estate, Truro's main business hub. The property occupies a PROMINENT POSITION within Glenthorne Court, a private development of office buildings accessed via a private road and boasts a number of amenities including a PASSENGER LIFT to first floor; male, female and disabled WCs, air conditioning, two kitchenettes as well as a number of private meeting rooms and offices and CAR PARKING FOR OVER 32 CARS.

Nearby occupiers include BT, NHS, Kelsall Steele, Datasharp UK, Cornwall Council, Ward Williams, NFU as well as a host of trade counters, retail showrooms and light industrial occupiers. Within close proximity to Truro Business Park are Truro College and the main hospital in Cornwall - Treliske.

- MODERN AIR CONDITIONED OFFICES LOCATED ON PRIVATE ESTATE
- FROM 2,000 Sq Ft (186 Sq M) - 6,573 Sq Ft (611Sq M)
- 27 CAR PARKING SPACES
- SUPER FAST BROADBAND WITH UP TO 900 MBS
- POTENTIAL FOR UP TO 3 SEPERATE OFFICE SUITES.
- REMAINDER OF WHOLE BUILDING ALSO AVAILABLE AS ONE
- EPC RATING - B (47)

Suites available from £25,000 per annum excl.





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 & ride car park is a convenient short walk away, just outside Threemilestone. Newquay airport is under 30 minutes drive away providing daily regional & 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.

PREMISES:

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 could be subdivided into 4 individual suites (subject to necessary works) or could be occupied on a floor by floor basis or as a whole. There is an external garden area for the dedicated use of staff and users of the building.

SCHEDULE OF ACCOMMODATION:

Potential for 3 x 2,000 sq ft (186 sq m) approx. units over ground and first floors
Total - 6,573 sq ft (610 sq m)

LEASE TERMS:

The premises are available to let on new proportionally full repairing and insuring lease on terms to be agreed.

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 (excluding car parking). If subdivided, the building will need to be re rated. Please contact the local authority for further information.



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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SERVICE CHARGE:

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

ENERGY PERFORMANCE CERTIFICATE:

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

CONTACT INFORMATION:

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

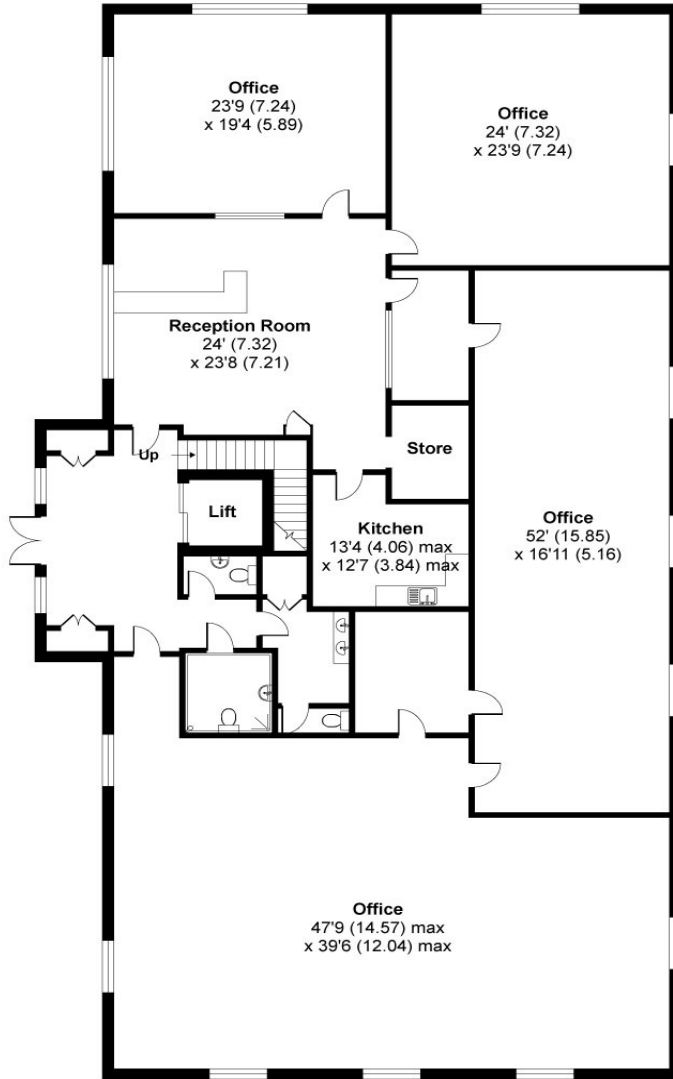
Tom Smith on 01872 247013
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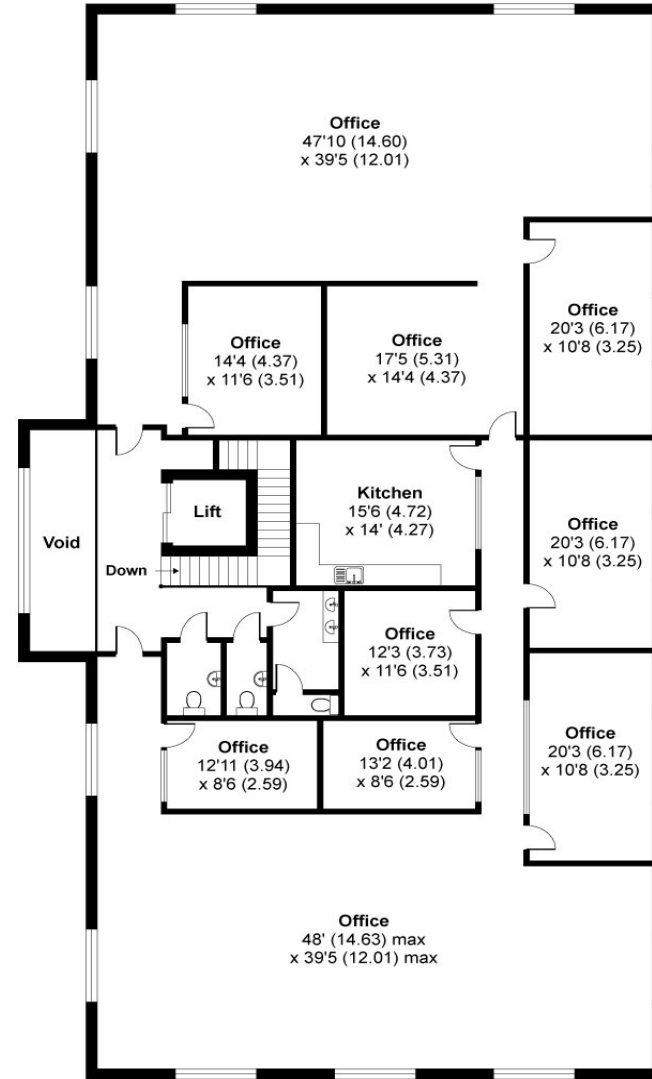


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For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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