

Miller Commercial



Chartered Surveyors and Business Property Specialists



GROUND FLOOR WEST OFFICE, COMPASS HOUSE, TRURO BUSINESS PARK, THREEMILESTONE, TRURO, TR4 9LD

- MODERN OFFICE/MEDICAL PREMISES
- NEW LEASE OFFERED
- 1,416 SQ FT (132 SQ M)
- INTERNAL INSPECTION RECOMMENDED
- BUSINESS PARK LOCATION
- ENERGY PERFORMANCE CERTIFICATE - C (63)

£15,000 PER ANNUM EXCLUSIVE PLUS VAT



01872 247000 | www.miller-commercial.co.uk



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.

PREMISES:

A ground floor office suite accessed via a shared entrance with shared use of wc's and shower.

SCHEDULE OF ACCOMMODATION:

(Based on Net Internal Area)

Ground Floor 131.5 sq.m (1416 sq.ft)

LEASE TERMS:

The premises are available to let on a new proportional full repairing and insuring lease at an annual rental of £15,000 plus VAT. Any lease will be excluded from the provisions of Part 2 of the Landlord and Tenant Act 1954.

LEGAL COSTS:

Each party to bear their own legal costs.

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> which shows that the current rateable value is £12,500. There is a separate assessment in respect of the parking which is currently £1600. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (63).

CONTACT INFORMATION:

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

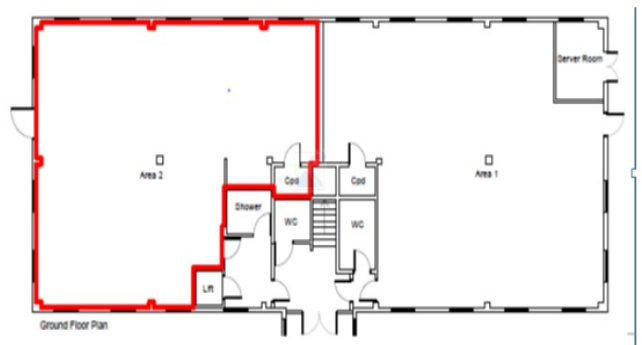
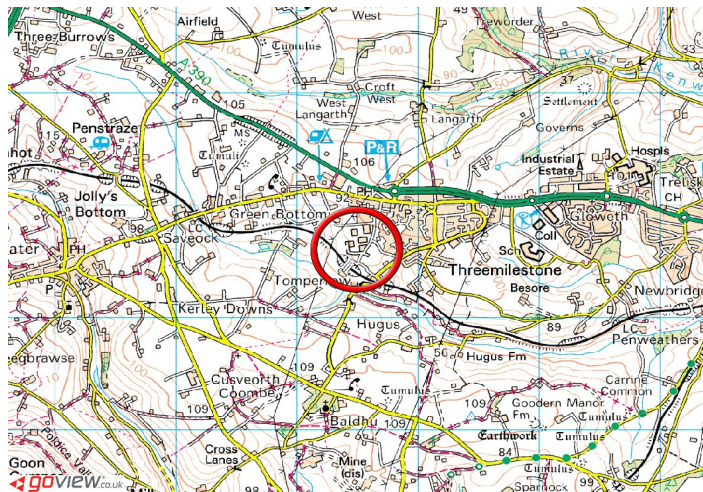
Mike Nightingale on 01872 247008

Email msn@millers-commercial.co.uk or

Jonny Bright on 01872 247022

Email jb@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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