

Miller Commercial

Chartered Surveyors and Business Property Specialists



Ground Floor, Falcon House, Charles Street, Truro TR1 2PQ

- TO LET
- MODERN GROUND FLOOR OFFICES IN CENTRAL TRURO
- 2,250 SQ FT (209 SQ M)
- AVAILABLE NOW
- PARKING AVAILABLE BY SEPERATE NEGOTIATION
- EPC RATING C (72)

£25,000 Per Annum Excl Leasehold

LOCATION:

Falcon House is situated on the corner of Charles Street and Calenick Street in a prominent location within walking distance of the city centre, railway station and adjacent to Moorfield Car Park. The upper floors of the property form the headquarters for Shelterbox and other nearby businesses include British Heart Foundation, Anytime Fitness, Truro Health Park, Argos and Burger King.

PREMISES:

This purpose built office building has been designed to meet the requirements of the modern occupier, providing flexible and efficient office accommodation with a high standard of finish throughout. This ground floor suite provides for circa 2,250 sq ft of office space including private offices and meeting rooms as well as a kitchenette, male, female and disabled WCs. Secure car parking is available by separate negotiation.

SCHEDULE OF ACCOMMODATION:

Ground Floor

2,250 sq ft (209 sq m)

Parking available by separate negotiation.

LEASE TERMS:

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

VAT:

All the above prices/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> which shows that the current rateable value is £23,500. 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 C (72).

CONTACT INFORMATION

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

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

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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