

# TREVENSON HOUSE, CHURCH ROAD, POOL, TR15 3PT



- TO LET
- OFFICE SUITES WITHIN A BEAUTIFULLY REFURBISHED GRADE II LISTED BUILDING
- FLEXIBLE LEASE TERMS AVAILABLE
- ON SITE MEETING ROOM / CONFERENCE FACILITIES
- COMMUNAL KITCHEN
- SUPERFAST BROADBAND INCLUDED

**FROM £7,400 PER ANNUM  
LEASEHOLD**

## Miller Commercial

The business property specialists



## LOCATION

Trevenson House is situated within the Cornwall College campus site at Pool. Within easy connection to the A30 junction at Tolvaddon and under 5 minutes' drive to both Camborne and Redruth town centres.

## DESCRIPTION

Trevenson House is a handsome Grade II listed Regency property, built in 1797, the property has had a long and varied past being used as both a private house, law court, educational facility and now as offices. The property benefits from a host of original and period features including a neo-Classical Venetian window, an ornate Edwardian staircase, sash windows and cornicing to some of the internal rooms. The building is set in landscaped gardens and comes with car parking to the side. The offices have undergone significant modernisation to provide modern lighting, data communications and the ground floor provides three fully equipped meeting rooms with state of the art equipment for conferences, meetings and corporate functions.

## FACILITIES

The offices come with the benefit of the following amenities:

Reception desk with front of house co-ordinator during business hours

Meeting rooms, board room and conference facilities

Communal kitchenette

Male, female and disabled WCs

Superfast broadband delivered direct to the building and included in the rent

corporate wifi and guest wifi is provided

Car parking and cycle storage facilities

Discount available for Cornwall College facilities

## SCHEDULE OF ACCOMMODATION

All inclusive rents:

1st Floor

Office suite "Penstruthal" 511 sq ft 47.5 sq m £11,000 pa

2nd Floor

Office suite "Wheal Sparnon" 359 sq ft 33.4 sq m £7,400 pa - additional storage facilities can be provided with this unit if required.

## LEASE TERMS

The units are available by way of a new lease for a minimum lease term of two years. Rents will be reviewed annually in line with RPI (subject to a 2% collar and 4% cap). Each occupier will be granted 3 hours per month of free meeting time in the board room as part of the lease agreement. If additional time is needed, this can be paid for on an ad hoc basis.

## SERVICE CHARGE

Included within the rent are the costs of cleaning the common areas including WCs and kitchen, heating, lighting and small power, external maintenance and decoration as well as broadband. Telephones can be made available through the landlord. Internal cleaning can be arranged as an additional charge.

## LEGAL COSTS

The incoming Tenant to pay a contribution towards the legal cost of setting up the lease to be capped at £450 plus VAT.

## BUSINESS RATES

The property is currently under review following refurbishment works so currently there is no information about the respective rateable values. However, we believe that for small businesses, with one business premises only, the units will fall beneath the minimum threshold for paying business rates. However, please do not rely on this information and make your own enquiries with the local authority.

## VALUE ADDED TAX

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property can be supplied on request

## 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](mailto:ts@miller-commercial.co.uk) or

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