

**Part Second Floor
Penhaligon House
Truro
TR1 2LH**



- PRESTIGIOUS OFFICE PREMISES
 - ATTRACTIVE ENTRANCE
 - PERSONNEL LIFT ACCESS
 - NEW LEASE OFFERED
- ENERGY PERFORMANCE ASSET RATING (C)

£13,500 Per Annum Excl

LOCATION

The prestigious building of Penhaligon House is located on the corner of Green Street and Princes Street, opposite the Bus Station and a short walk from Lemon Quay. This second floor office suite has a net internal floor area of 1,406sqft and benefits from lift access making it DDA compliant.

LEASE TERMS

The suite is immediately available by way of a new Proportional Full Repairing and Insuring Lease. Service charge and insurance information is available upon request.

SCHEDULE OF ACCOMMODATION

Office Area (Mainly Open Plan) - 117.0sqm (1,259sqft)
Kitchen - 13.6sqm (147sqft)

TOTAL - 130.6sqm (1,406sqft)

LEGAL COSTS

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

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

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

VALUE ADDED TAX

VAT is not currently payable on the rent related to this property.

EPC

The Energy Performance Certificate relating to this property is available via our website www.miller-commercial.co.uk by clicking on the property details under the property search screen. It currently has a 'C' rating.



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