

18 LEMON STREET, TRURO, TR1 2LS



- SERVICED OFFICES IN CENTRAL TRURO
- HALF PRICE RENT FOR 3 MONTHS
- WELL LOCATED GRADE II LISTED OFFICES
- NEW LEASE AVAILABLE
- RENT FROM £2,251 PA
- NO EPC REQUIRED

FROM £1,500 PER ANNUM
LEASEHOLD

Miller Commercial

The business property specialists



LOCATION

Truro is Cornwall's principal business, retail and administrative centre. The premises are located in the prestigious Lemon Street area within the central business district of the city. The premises are also a short walk to the city centre which provides a full range of amenities.

PREMISES

The property is a 4-storey Grade II listed building. The serviced offices available now are on the second floor. There is a delightful reception area, communal larger than average kitchen and WCs.

SCHEDULE OF ACCOMMODATION

Half price rent for first three months.

Second Floor

Office 15 - 147 Sq ft (13.7 Sq m) - £1,500 Plus service charge of £1,321

Office 17 - 234 Sq ft (21.7 Sq m) - £2,612 Plus service charge of £2,104

Office 18 - 248 Sq ft (23.12 Sq m) - £2,780 plus service charge of £2,240

LEASE TERMS

The rooms are available on new Lease agreements, typically 3 years with a rolling 3 month break option. The service charge covers gas, electricity, cleaning of all communal areas, buildings insurance and management fees. The tenants pay for phone lines, and their own business rates (if applicable).

LEGAL COSTS

The tenant is to pay a contribution of £325 towards legal costs plus VAT.

BUSINESS RATES

If this is your only office under current legislation any businesses with a rateable value under £12,000 it will potentially be exempt from business rates. However please discuss your circumstances with Cornwall Council: Website www.voa.gov.uk or call 0300-1234-171.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

VAT

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

CONTACT INFORMATION

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

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk

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



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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VIEWING: Strictly by prior appointment through Miller Commercial.



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