

SUITE 2 LOWENA HOUSE, GLENTHORNE COURT, TRURO BUSINESS PARK, TRURO, TR4 9NY



- AVAILABLE DUE TO RELOCATION
- HIGH QUALITY OFFICE ACCOMMODATION
- NET INTERNAL AREA 1569 SQ.FT
- 5 PARKING SPACES
- ENERGY PERFORMANCE ASSET RATING (C)

**£13,500 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Truro Business Park is situated on the outskirts of Threemilestone which has excellent local amenities including a convenience store, public house and various retail, industrial and office occupiers. It is located just 3.5 miles from Truro City Centre and a similar distance from the A30 Trunk Road at Chiverton Cross.

DESCRIPTION

This is a purpose built office constructed approximately 10 years ago to a good quality specification including underfloor cabling to data and power points, air conditioning and suspended ceilings with inset lighting.

There is on site parking for up to four cars.

ACCOMMODATION

All areas and dimensions are approximate.

Suite 2 (Ground Floor Right Hand Suite)

Net Internal Area 98.8 sq m (1064 sq ft)

male and female WC facilities

Floor Plans are available upon request.

Adjoining Premises

Suite1 is also available. The two suites can be combined to create a combined area of 2633 sq.ft (244.6 sq.ft)

LEASE

The property is either available by way of a New Proportional Full Repairing & Insuring Lease for a minimum period of 3 years.

Service Charge

The service charge for the current year (ending 24/12/2018) equates to £2,272.

LEGAL COSTS

Ingoing tenant will be liable for the landlord's reasonable legal costs in preparing the lease.

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171. The premises currently are assessed in conjunction with one of the ground floor suites and would need to be separately assessed.

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 within Band D (84).

VAT

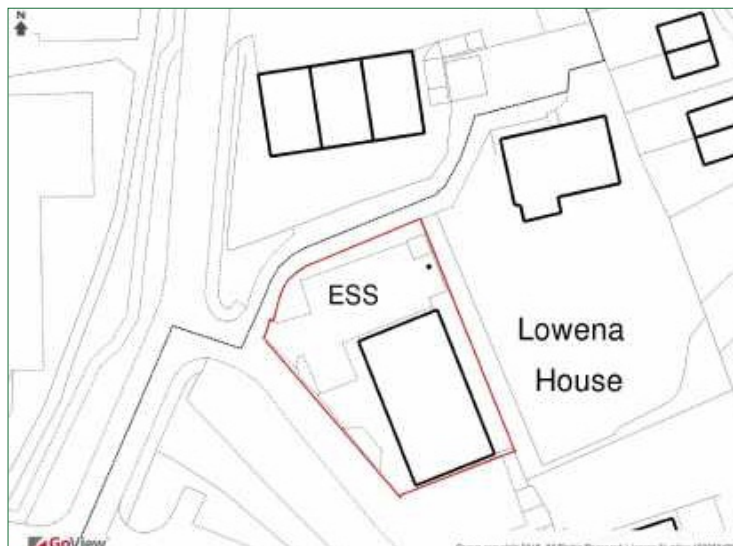
All the above prices/rentals are quoted exclusive of VAT, where applicable.

CONTACT INFORMATION

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

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

Jeremy Johnson on 01872 247032 or via email jj@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.

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]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

VIEWING: Strictly by prior appointment through Miller Commercial.



**ESTATES GAZETTE AWARDED
MILLER COMMERCIAL**
Cornwall's Most Active Agent
8th Year Running



Miller Commercial



• Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management
• Property Investment • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer
Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property