

GROUND FLOOR, FALCON HOUSE, CHARLES STREET, TRURO, TR1 2PH



- TO LET
- MODERN OFFICES IN CENTRAL TRURO
- 2,250 SQ FT (209 SQ M)
- AVAILABLE SEPTEMBER 2019
- EPC RATING C(61)

£25,000 PER ANNUM EXCL
LEASEHOLD

Miller Commercial

The business property specialists



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 may be 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:

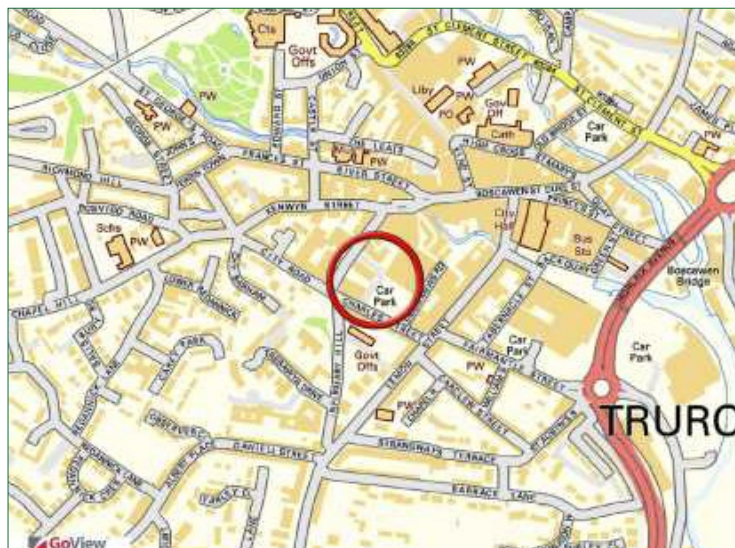
The Energy Performance Rating for this property is C (61).

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



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



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

Miller Commercial

