

3RD FLOOR, PENHALIGON HOUSE, GREEN STREET, TRURO, TR1 2LH



- TO LET
- PRESTIGIOUS THIRD FLOOR OFFICE PREMISES
- ATTRACTIVE ENTRANCE
- PASSENGER LIFT
- 2852 SQ FT (265 SQ M)
- EPC RATING - F (128)

£30,000 PER ANNUM EXCL
LEASEHOLD

Miller Commercial

The business property specialists



LOCATION

Truro is a historic and attractive cathedral city and the administrative capital of Cornwall. It is located 56 miles west of Plymouth and 88 miles west of Exeter.

The prestigious building of Penhaligon House is located in the centre of the city of Truro, on the corner of Green Street and Princes Street, opposite the bus station, just a short walk from Lemon Quay.

DESCRIPTION

The property is a 3-storey Grade II listed building. The open plan offices on the third floor office suite have a net internal floor area of 2,852 sq ft with an entrance area, separate meeting rooms, kitchen, WC 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 for a term by arrangement. Service charge and insurance information is available upon request.

SCHEDULE OF ACCOMMODATION

Office Area - 2,852 sq ft (265 Sq m)

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 understand the business rates payable for the third floor to be approximately £15,900 per annum, however please do not rely on this information and make your own enquiries with the local authority.

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

VAT

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

EPC

The Energy Performance Rating for this property is 128, and within Band 'F'.

CONTACT INFORMATION

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

Thomas Smith on 01872 247013 or via email ts@miller-commercial.co.uk or
 Robert Sloman on 01872 247004 or via email rs@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
 2011 - 2012 - 2013 - 2014 - 2015



Miller Commercial



• 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