SUITE 1 LOWENA HOUSE, GLENTHORNE COURT, TRURO BUSINESS PARK, TRURO, TR4 9NY

RENTAL £20,400 PER ANNUM EXCL

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
Truro Business Park is situated on the outskirts of Threemilestone which has excellent local amenities which include a convenience store, public house and Threemilestone Retail Park, whose occupiers include Wickes, Furniture World, Home Bargains, Matalan, Costa Coffee and Subway. Truro College is also located nearby.

DESCRIPTION:
A ground floor self-contained office unit with its own access and wc facilities. The premises are located within a modern building and benefit from five dedicated parking spaces.

SCHEDULE OF ACCOMMODATION:
Area 1569 sq.ft (145.8 sq.m). They comprise an open plan space, meeting/board room and kitchen/staff area together with server room/store. The are two WC's of which one is accessible.

SERVICE CHARGE:
The service charge provides for the management and maintenance of the exterior and common parts. The contribution for the year ending December 2025 is £1247 per quarter.

TENURE / LEASE TERMS:
The premises are offered by way of a new lease, the terms of which are open to negotiation.

VAT:
All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

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 £12,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (81) Expires July 2029.

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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Jonny Bright on 01872 247022
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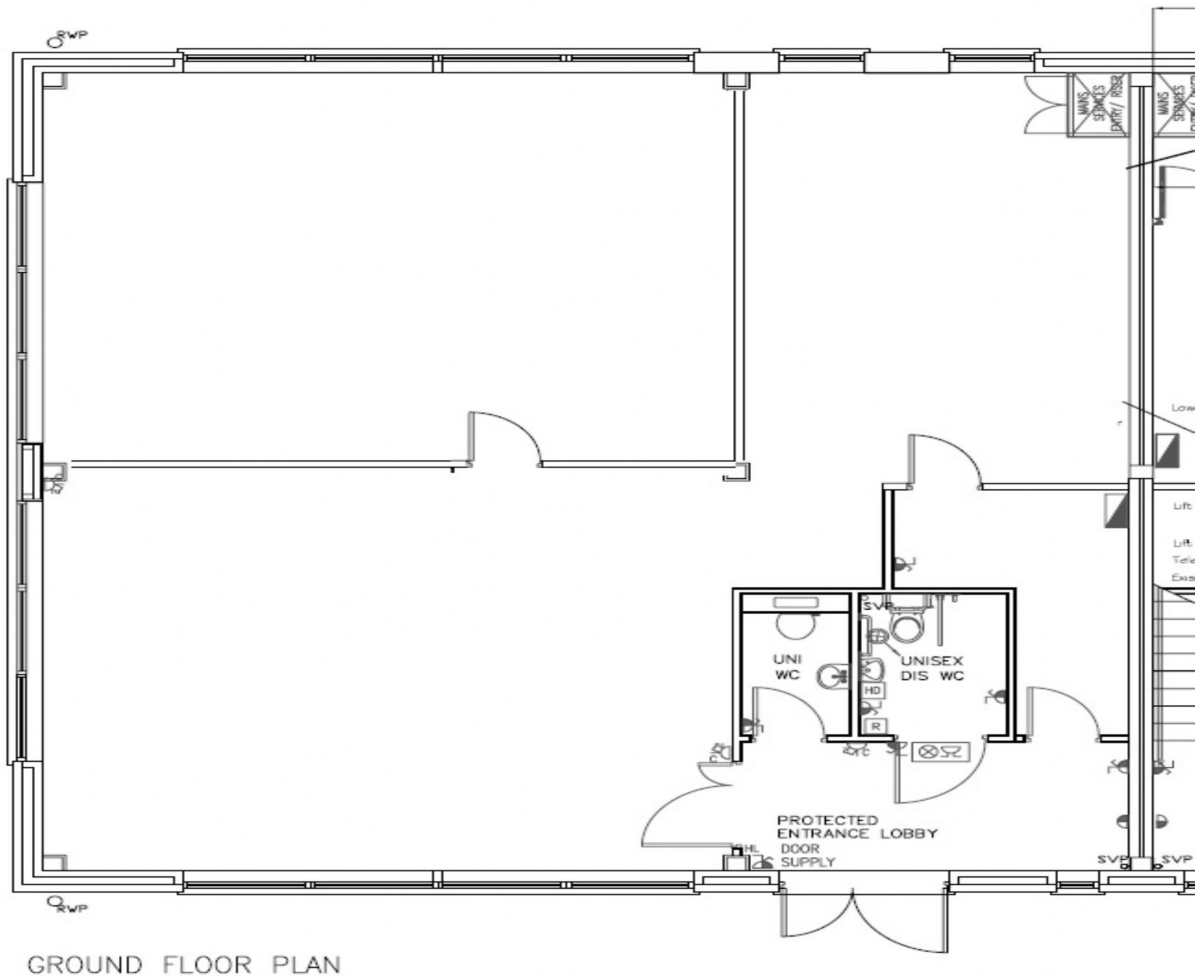

GROUND FLOOR PLAN

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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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