



ALLET BARNS BUSINESS CENTRE, ALLET, SHORTLANESEND, TRURO, TR4 9DL

Rural office suites available immediately on 12 month rolling licences.

Allet Barns Business Centre has modern office amenities mixed with rural barn location.

Office 3 - £3,420 plus VAT PA

The suites would suit a variety of office users and viewing is highly recommended.

- TO LET
- OFFICE SUITES
- NEW SUPERFAST BROADBAND CONNECTION TO THE BUILDING
- GOOD ACCESS TO NEWLY DUALLED A30
- PLENTY OF CAR PARKING TO THE REAR
- ENERGY PERFORMANCE ASSET RATING 'D' (80)

Suite 3 Available at £3,420 PA

LOCATION:

Avoid the traffic of central Truro with these very well appointed, modern offices situated between the A30 and Shortlanesend on the B3284 which benefit from superfast broadband, plenty of car parking and communal kitchen and WC facilities whilst only being 10 minutes from Truro.

DESCRIPTION:

Rural office suites available immediately on 12 month rolling licences.

Allet Barns Business Centre has modern office amenities mixed with rural barn location. Only suite 3 is now available with a rent of £3,420 PAX.

The suites would suit a variety of office users and viewing is highly recommended. There is ample car parking to the rear of the premises.

SCHEDULE OF ACCOMMODATION:

All areas have been measured in accordance with IPMS 3 in line with RICS Property Measurement, Second Edition:

Office 3 - 140 Sq Ft available at £3,420

SERVICE CHARGE:

There is no service charge levied on this property.

TENURE / LEASE TERMS:

The suites are available by way of a licence for a minimum 12 month term.

VAT:

The premises are elected for VAT therefore VAT is payable on the rent.

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>.

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 (80).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@millers-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@millers-commercial.co.uk

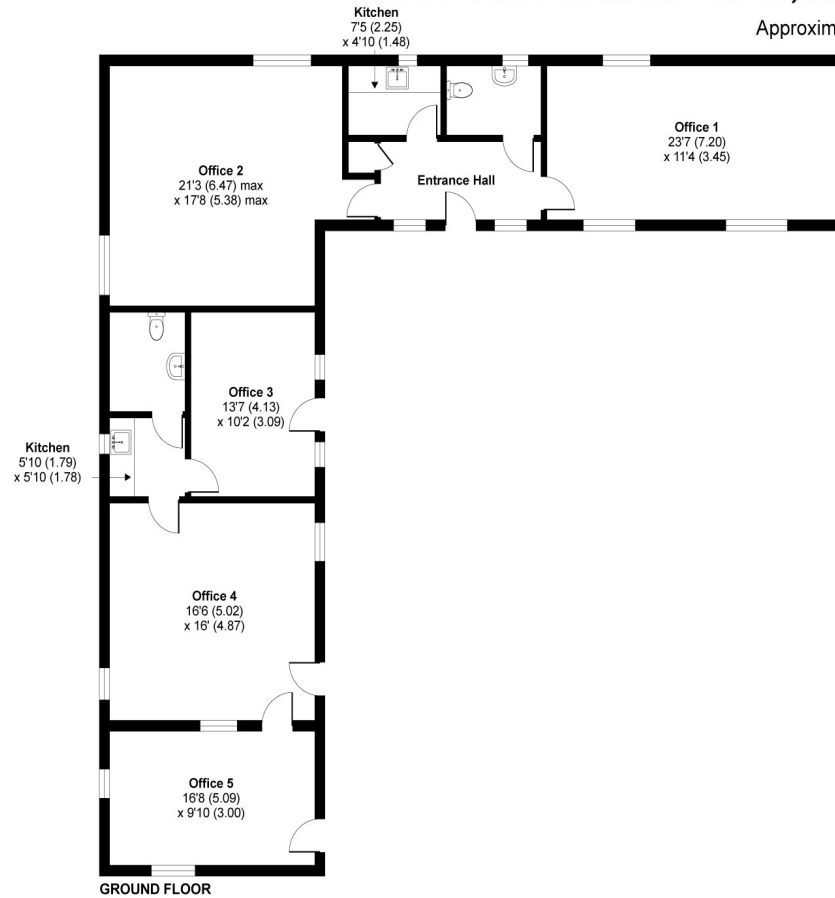




Allet Barns Business Centre, Allet, Truro, TR4 9DL

Approximate Area = 1445 sq ft / 134.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1329417

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.

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 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



EG Radius Leaderboards

Miller Commercial