Miller Commercial

Chartered Surveyors and Business Property Specialists

Woodbine Farm, Truro Business Park, Threemilestone, Truro, TR3 6BW

A serviced office building located on the established Truro Business Park at Threemilestone, ideally located for access to Truro and also the A30 trunk road. The suites are immediately available with rentals being inclusive of: water rates, electricity, cleaning, use of communal kitchen and WC facilities, intruder alarm and maintenance of the exterior and common parts.
Available Units:
Suite 3 (Ground Floor) - 109 Sq Ft (10.126 Sq M) - £1800 per annum
Suite 5 (First Floor)- 125.34 Sq Ft (11.64 SQ M) - £3600 per annum
Suite 6/6a (First Floor) - 351 Sq Ft (32.6 SQ M) - £7200 per annum
Suite 7(First Floor) - 109 sq.ft (10.1 SQ M) - £1800 per annum
Suite 15 (First Floor) - 362 Sq Ft (33.63 SQ M) - £7000 per annum

From £150 PCM Inclusive plus VAT

- **SELF CONTAINED SERVICED OFFICES**
- **RENTALS FROM £300 PER CALENDAR MONTH PLUS VAT**
- **MANY SERVICES INCLUDED**
- **VARIOUS SIZE SUITES AVAILABLE**
- **ENERGY PERFORMANCE ASSET RATING: C (53)**

LOCATION:
Truro Business Park at Threemilestone is ideally located for access to Truro and also the A30 trunk road.

PREMISES:
A range of serviced office suites with rentals being inclusive of: water rates, electricity, cleaning, use of communal kitchen and WC facilities, intruder alarm and maintenance of the exterior and common parts. In addition there is use of a fully fitted/equipped meeting/training room at competitive rates.

SCHEDULE OF ACCOMMODATION:

Suite 5 (First Floor)- 125.34 Sq Ft (11.64 SQ M) - £3600 per annum
Suite 6/6a (First Floor) - 351 Sq Ft (32.6 SQ M) - £7200 per annum
Suite 7(First Floor) - 109 sq.ft (10.1 SQ M) - £1800 per annum
Suite 15 (First Floor) - 362 Sq Ft (33.63 SQ M) - £7000 per annum

LEGAL COSTS:
Each party to bear their own legal costs in connection with the transaction.

LOCAL AUTHORITY:
Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

SERVICES:
Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144

VIEWING:
Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (53).

VAT:
The above figures are exclusive of VAT which will be payable in addition to the rent.

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

Jonny Bright on 01872 247022
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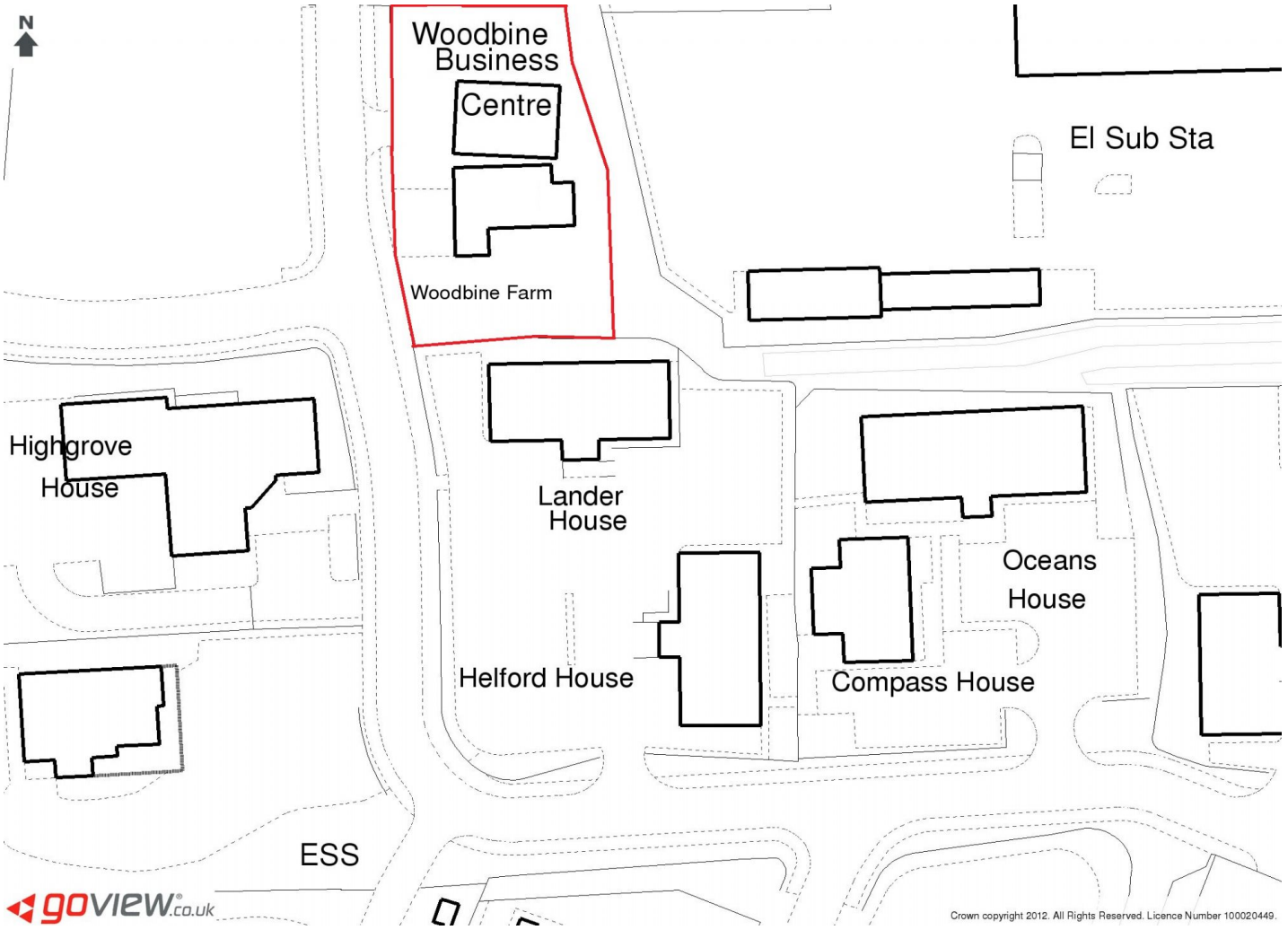
Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk



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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