Miller Commercial

Chartered Surveyors and Business Property Specialists



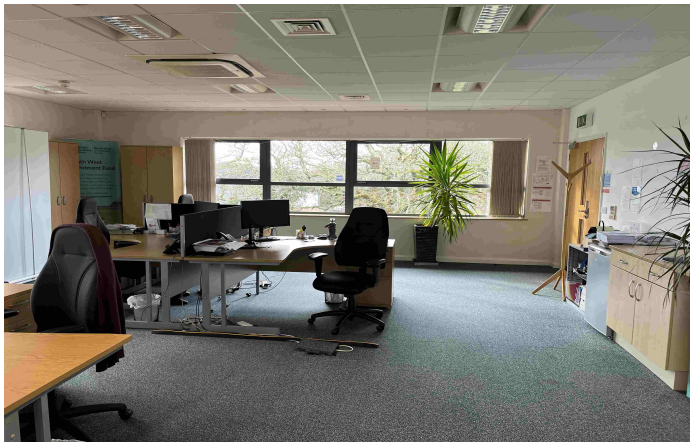
UNIT 4, LOWENA HOUSE, THREEMILESTONE, TRURO, TR4 9NY

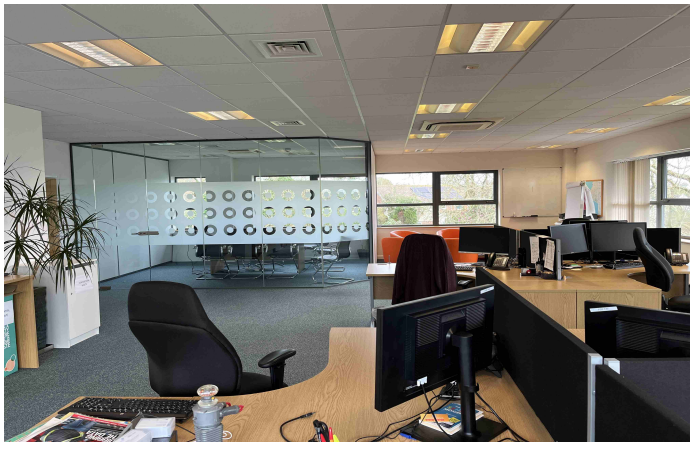
This is a purpose built office constructed approximately 15 years ago to a good quality specification including underfloor cabling to data and power points, air conditioning and suspended ceilings with inset lighting. Suite 4 is located on the first floor and has access to a lift. The office is largely open plan with a glass corner office/boardroom.

- FIRST FLOOR OFFICE PREMISES WITH LIFT
- NET INTERNAL AREA 1,051 SQ FT
- 3 CAR PARKING SPACES
- MODERN OFFICE PREMISES
- ESTABLISHED ESTATE LOCATION
- EPC B (37)

£13,000 PER ANNUM EXCLUSIVE









LOCATION:
Truro Business Park is situated in Threemilestone, on the outskirts of Truro itself, which has excellent local amenities including a convenience store, public house and Threemilestone Retail Park, whose occupiers include Wickes, Inter Sport, Matalan, Home Bargains DFS, Chiquito and Subway. Truro College is also located nearby. At nearby Maiden Green there is also McDonalds and Pizza Hut Restaurant. Royal Cornwall Hospital Treliske is also within close proximity.

DESCRIPTION:
This is a purpose built office constructed approximately 15 years ago to a good quality specification including underfloor cabling to data and power points, air conditioning and suspended ceilings with inset lighting. Suite 4 is located on the first floor and has access to a lift. The office is largely open plan with a glass corner office/boardroom.

SCHEDULE OF ACCOMMODATION:
All areas and dimensions are approximate.
Net Internal Area 97.6 sq m (1,051 sq ft)
Use of Shared male and female WC facilities.

SERVICE CHARGE:
The service charge for the current year is £3,385.18 + VAT for the year ending 24.12.2024

LEASE TERMS:
The property is available via a new proportional full repairing lease for a term by arrangement.

VAT:
We have been advised this property ha been elected for VAT.

LEGAL COSTS:
Ingoing tenant will be liable for the landlord's reasonable legal costs in preparing the lease.

BUSINESS RATES:
We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171. The premises currently are assessed in conjunction with Suite 3 and would need to be separately assessed.

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

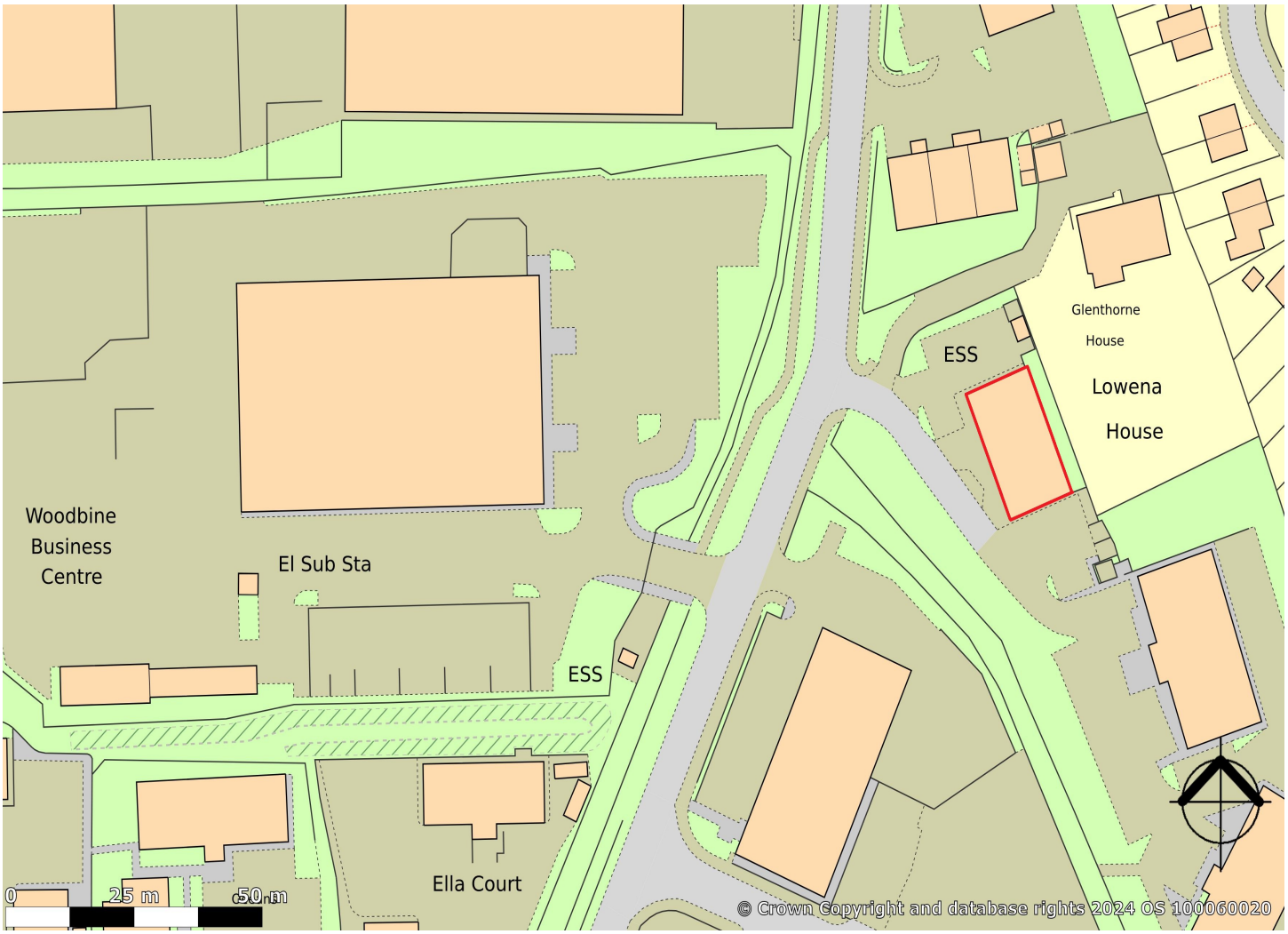
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is B (37).

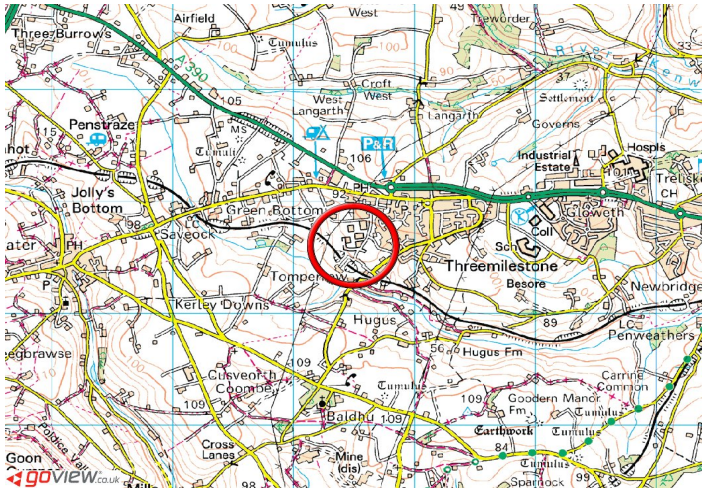
COVENANT STATUS:
A deposit or other security may be required subject to covenant status.

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

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk

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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