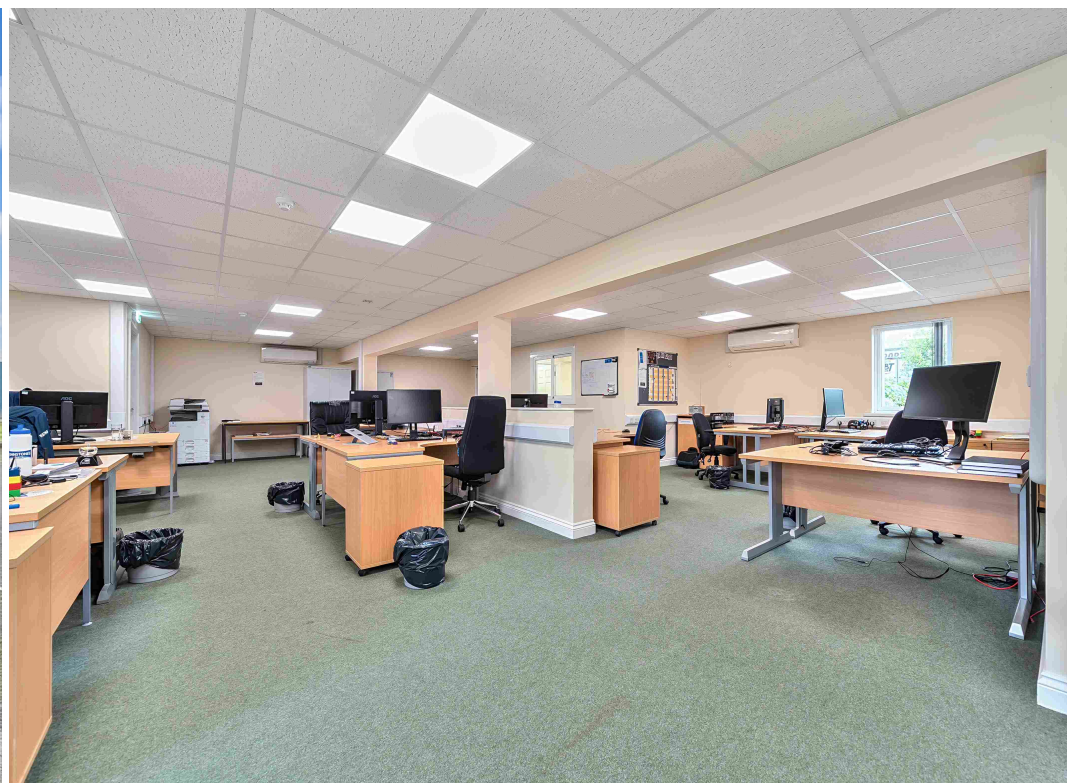




TALGARREK HOUSE, VICTORIA BUSINESS PARK, PL26 8LX

Talgarrek House is a modern, well appointed, detached office building set over two floors.

The property is well suited to occupation in whole or in part with the property naturally subdividing to two floors, each with their own independent access.

The generous plot provides scope for extension to the property or perhaps additional development to the rear of the plot (subject to the requisite consents).

- **LARGE MODERN OFFICE PREMISES**
- **8,579 SQ FT (797 SQ M)**
- **EXCELLENT ACCESS TO THE A30**
- **SUBSTANTIAL 0.77 ACRE PLOT**
- **ESTABLISHED ESTATE LOCATION**
- **EPC C58**

£695,000 FREEHOLD

LOCATION:

Victoria Business Park, located in Roche, Cornwall, is a thriving commercial and industrial estate that serves as a key business hub for the area.

The park is home to a diverse range of occupiers, including companies in sectors such as manufacturing, logistics, and services with DHL, Ocean Fish, Conway Bailey Transport, Biffa and Walstead the primary occupiers.

The Business Park is strategically located to take advantage of its connection to the A30, which is Cornwall's primary trunk road.

ACCOMMODATION:

The property occupies a plot of approximately 0.772 acres (0.313 hectares).

The property provides approximately 8,579 sq ft (797 sq m) and has been measured in accordance with the RICS Property Measurement 2nd Edition.

For a more accurate summary, please view the attached floor plans. Full resolution copies including DWG format are available via request and contained within the purchasers pack.

TENURE:

Freehold

DESCRIPTION:

Talgarrek House is a modern purpose built detached office building. The property provides well-appointed offices, meeting rooms and staff welfare facilities set across two floors.

The ground floor benefits from a combination of air conditioning and electrical wall mounted heaters with the first floor being heated from a gas boiler system.

Both floors have their own kitchens/staff welfare areas, and the ground floor also has a shower.

The property is well suited to occupation in whole or in part with the property naturally subdividing to two floors, each with their own independent access.

Each floor could potentially be sub divided further or arranged to provide shared office/co-working space.

The property occupies a generous plot with a tarmacadam car park to the front and rear with a further area laid to grass behind.

The property benefits with far reaching views across mid-Cornwall and Bodmin Moor.

There may be potential for extension/development subject to the requisite consents.

VAT:

We have been advised this property has been elected for VAT.

LEGAL COSTS:

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

PURCHASERS PACK:

Access to a digital Purchasers Pack is available by request.

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 £42,000 as per the 2023 assessment. This is to raise to £46,500 as per the 1st April 2026. 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 C (38).

VIEWING AND CONTACT INFORMATION:

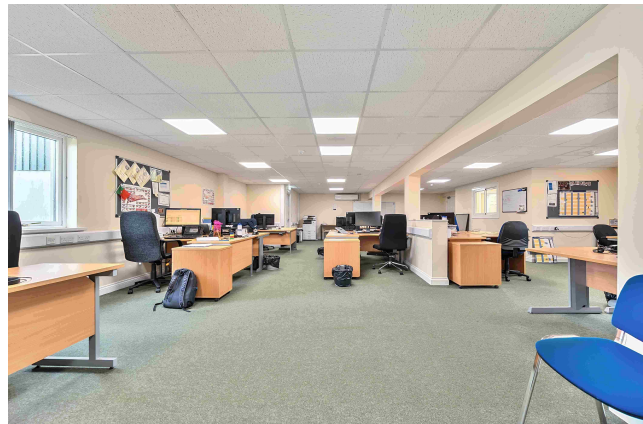
Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

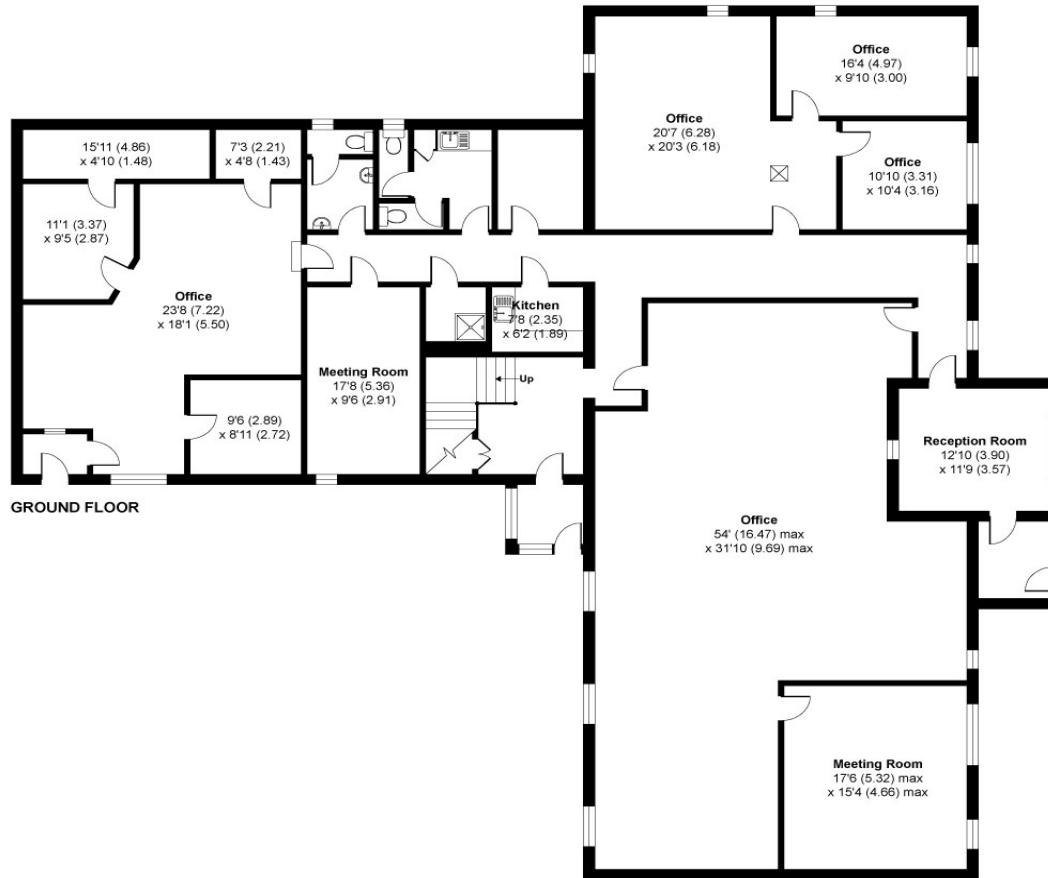




Talgarrek House, Victoria Business Park, Roche, St. Austell, PL26

Approximate Area = 8579 sq ft / 797 sq m

For identification only - Not to scale

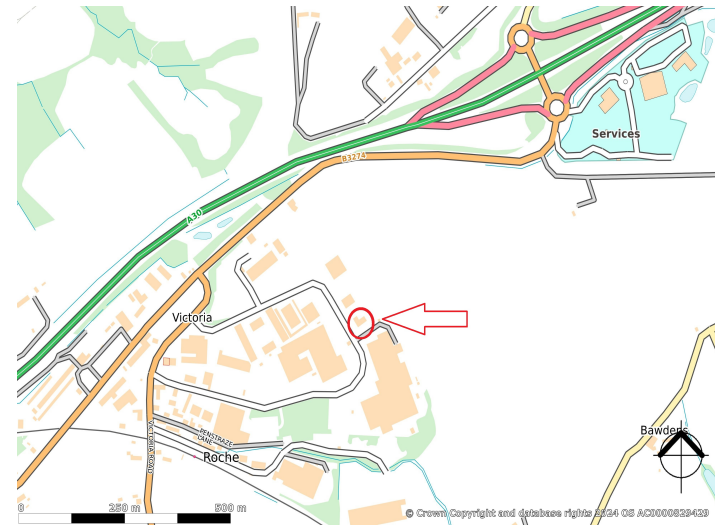


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1288753



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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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