

OFFICE SUITES, UNIT 2 TREVISSOME PARK, CHIVERTON CROSS, TRURO, TR4 8UN

From £6,175 to £7.500 Per Annum

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
Trevissome Park is on the outskirts of Truro just off the newly opened dual carriageway at Chiverton Cross of the A30. Truro is some 6 miles to the east. Occupiers of Trevissome Park include the NHS, Stroma Building Control, and Pure Cornwall Holiday Cottages.

DESCRIPTION:
Trevissome Park is a high quality office development with two suites available in Unit 2 via a sub-let. The suites are 588 Sq Ft and 475 Sq Ft respectively with a shared kitchenette and WC facilities. Available for immediate occupation this is a great location for companies serving the whole of Cornwall with easy access to the A30 with ample parking. There is the added bonus of Truro on your doorstep to the east, and beaches only a few miles further afield on the north coast.

SCHEDULE OF ACCOMMODATION:
Suite 1 totals 588 Sq Ft and Suite 2 totals 475 Sq Ft.

These have been measured in accordance with IPMS 3.

SERVICE CHARGE:
There is no service charge contribution - the rent is all inclusive.

TENURE / LEASE TERMS:
The premises are available by way of a sub-lease. The head lease expires in 2028.

Suite 1 is available at £7,500 per annum
Suite 2 is available at £6,175 per annum.

VAT:
The rentals are quoted exclusive of VAT. The property is 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 which shows that the current rateable value for all of Unit 2 is £8,600. There will be no business rates payable.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (58).

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

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

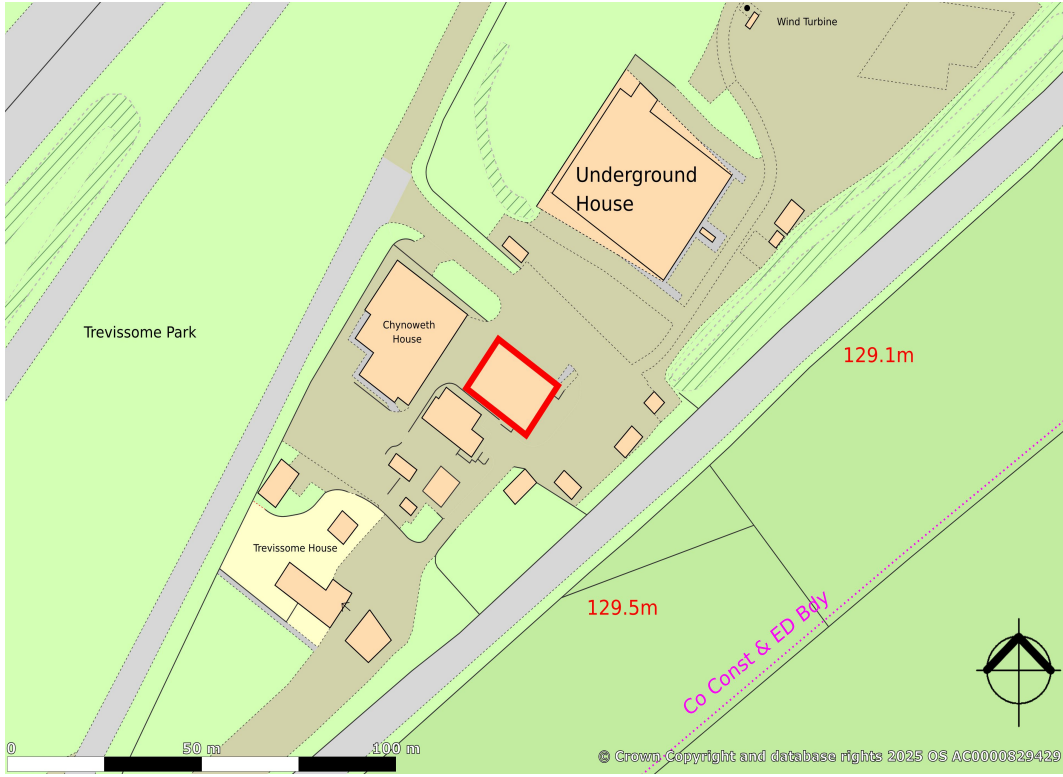
Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

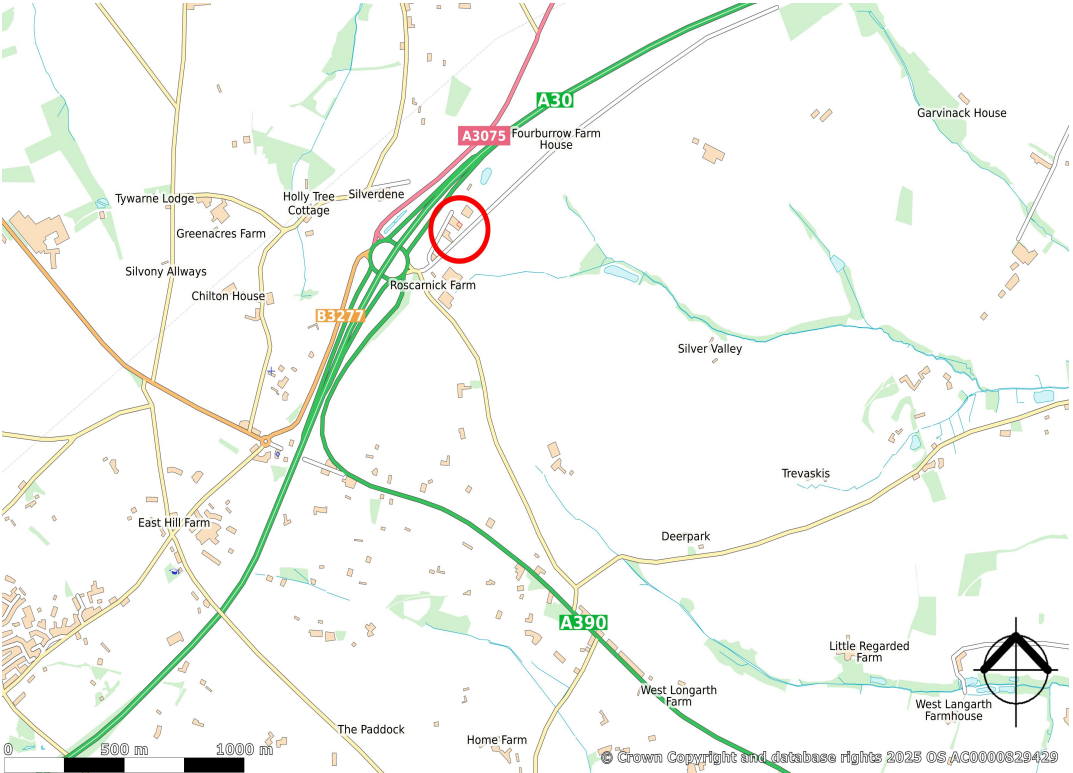









Wind Turbine
Underground House
Trevissome Park
Chynoweth House
Trevissome House
129.1m
129.5m
Co Const & ED Bdy
0
50 m
100 m
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A30
A3075
Fourburrow Farm House
Garvinack House
Tywarne Lodge
Holly Tree Cottage
Silverdene
Greenacres Farm
Silvony Allways
Chilton House
Roscarnick Farm
B3277
Silver Valley
Trevaskis
East Hill Farm
Deerpark
A390
Little Regarded Farm
West Longarth Farm
West Langarth Farmhouse
The Paddock
Home Farm
0
500 m
1000 m
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Holsworthy
Okeha
Cornwall
Boscastle
Tintagel
Launceston
Camelford
Tamar
Bodmin Moor
CORNWALL
Padstow
Wadebridge
Callington
Tavis
Bodmin
Newquay
Liskeard
Saltash
Lostwithiel
Looe
Fowey
Torpoint
Whitsand Bay
St Austell
Truro
Probus
Redruth
St Ives
Camborne
Hayle
Penryn
St Mawes
St Just
Helston
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Mount's Bay
Land's End
Lizard Point
Lizard
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