



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors Specialising in all aspects of commercial property

OFFICE TO LET

Oceans House, Truro Business Park, Threemilestone, TR4 9LD

- £10 per sq. ft equating to £30,100 per annum plus VAT
- Or FREEHOLD - offers over £400,000 plus VAT
- 3,010 sq. ft (279.6 sq. m) 14 parking spaces
- Planning for change of use to 5 residential dwellings
- Assignment/New Lease of current Fully Repairing and Insuring Lease
- Suitable for Business Headquarters
- Nearby businesses include Ward Williams Associates, Verto Homes and NFU Mutual Truro
- Located on popular business park 4 miles from Truro City Centre, 2 miles from A30 trunk road, 3 miles from Truro Railway Station and 22 miles from Newquay Airport

Viewing by prior appointment with:

Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

Situated approximately 4 miles from Truro City Centre and 2 miles from the A30 trunk road at Chiverton Cross, thereby well located for business throughout Cornwall. Threemilestone which has a population of 2,800, has a Post Office and a recently opened Food CO-OP.

The Cathedral City of Truro is the principal administrative Centre for Cornwall with many national and independent retailers represented in the City Centre and environs. Truro combines retail, industrial, tourism and leisure within its economy and lies 6 miles from the A30 trunk road. It is served by trains and extensive bus routes.

Description

Office suite, which is completed to a good standard and includes network trunking, natural ventilation and gas fired boiler to wet radiator heating system. Ground floor: currently configured to comprise reception, 4 offices and WC. First floor: currently configured to comprise open plan space with one additional office, kitchen and WC. (all areas and dimensions are approximate and based on Net Internal Area).

Schedule of Accommodation

Area	Sq. M	Sq. Ft
Ground Floor	145.6	1,567
First Floor	134	1,443
Total	279.6	3,010
Outside	Parking for 14 vehicles. Bike rack.	

Asbestos Regulations

It is the responsibility of the tenant of the property and anyone else who has control over it and / or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.



Truro Office:

Compass House, Truro Business Park
Truro, Cornwall, TR4 9LD

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

Planning

The property also has planning permission for change of use to residential for 5 dwellings PA17/07370. Potential tenants are advised to make their own enquiries to Cornwall Council; Tel: 0300 1234 151; Email: planning@cornwall.gov.uk; Cornwall.gov.uk. Planning consent attained for further extension.

Tenure

The premises are available by way of assignment / new full repairing and insuring lease at £10 per sq. ft per annum plus VAT equating to £30,100 per annum. Or freehold available - offers over £400,000 plus VAT.

Services

We advise all interested parties make their own enquiries of the necessary statutory authority and test any individual wiring systems.

Western Power: 0845 6012989

South West Water: 0800 1691144

Transco: 0800 111 999

VAT

Under the Finances Acts 1989 and 1997, VAT will be levied on the annual rental. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Legal Costs

The ingoing tenant is responsible for the landlord's reasonably incurred legal costs in connection with the transaction if they abort the transaction for any reason.

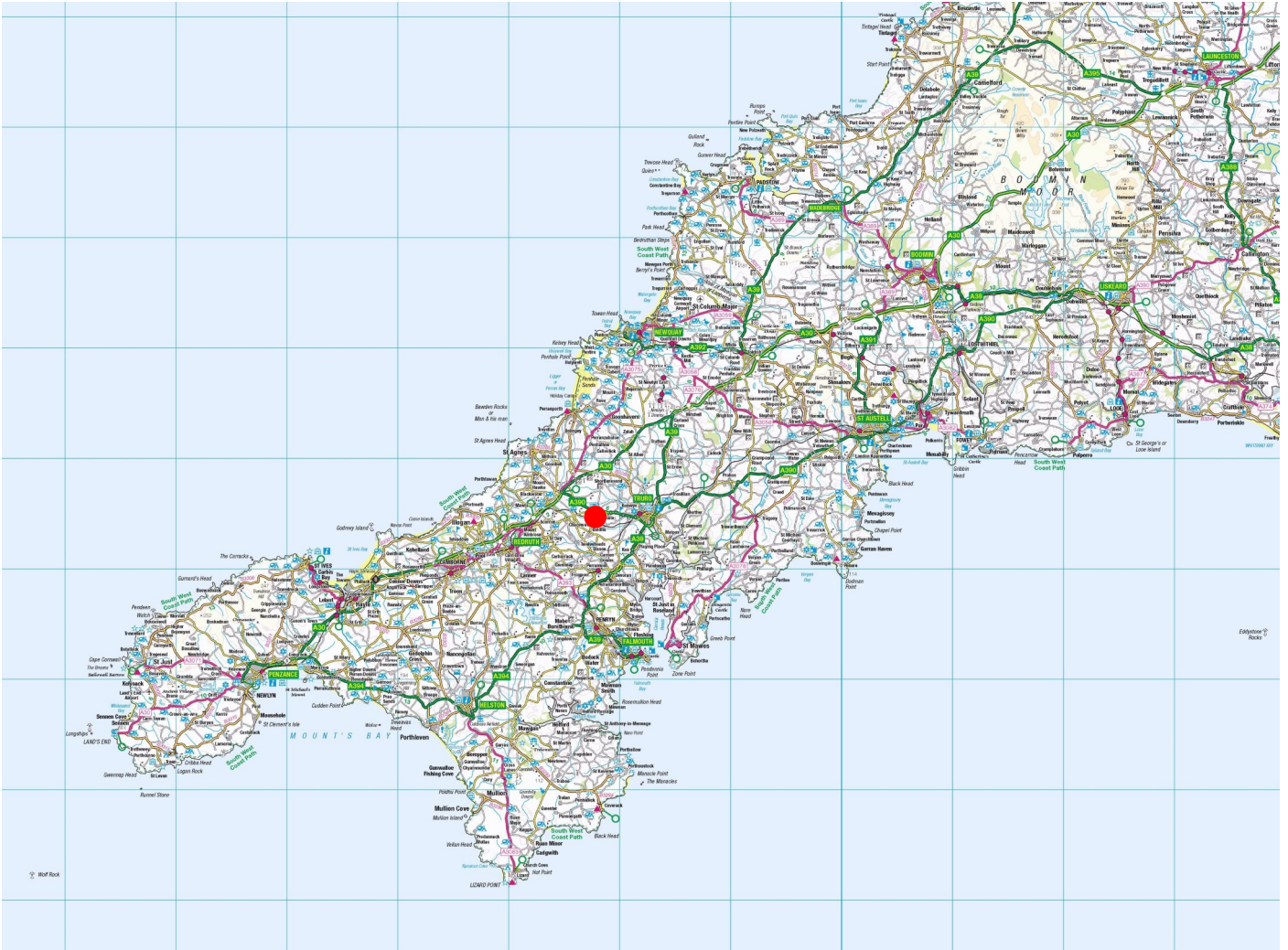
Rateable Value

The current rateable value is £28,250. Interested parties are advised to make their own enquiries of the Local Billing Authority, Cornwall Council in respect of the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, TR1 1EB, Tel: 01872 224397, Email: revenues@cornwall.gov.uk or enquiries can be made online at the VOA website www.voa.gov.uk

Energy Performance

This property has been rated C-63.

Location Map



Promap image locating Oceans House, Truro Business Park with red icon

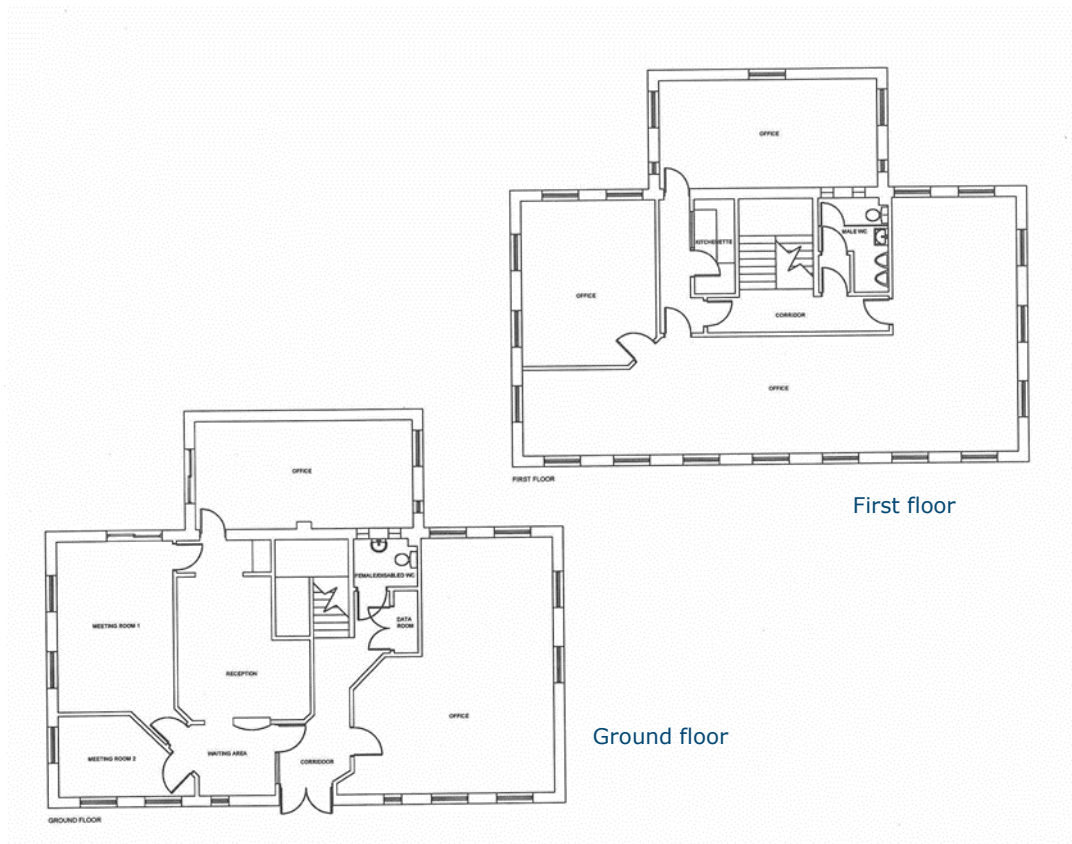


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Floor Plans



Prepared and checked by Date

Approved by Date



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