

THE OLD CHAPEL, GREENBOTTOM, CHACEWATER, TR4 8QP



- INCENTIVES AVAILABLE FOR EARLY COMMITMENT
- SERVICED OFFICE SUITES WITH ON-SITE CAR PARKING
- CLOSE TO TRURO AND A30
- FLEXIBLE LICENCE AGREEMENTS

FROM £2,580 PER ANNUM
LEASEHOLD

Miller Commercial

The business property specialists



LOCATION

The premises are situated on the outskirts of Truro and are ideally located for access to Truro City Centre and also the A30 trunk road at Chiverton Cross.

SCHEDULE OF ACCOMMODATION

Ground Floor

Room 4 - 160 sq ft (14.9 sq m) - £215 per calendar month plus service charge of £100 per calendar month to include parking

Room 13 - 262 sq ft (24.4sq m) - £395 per calendar month plus service charge of £180 per calendar month to include parking

LEASE TERMS

The suites are available on license agreements and the service charge is inclusive of various occupational costs such as buildings insurance, maintenance, utilities and cleaning. The major additional costs to be borne by the tenant are telephone/Internet and business rates.

Incentives are available for early commitment.

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D (91).

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

VAT

All the above prices/rentals are quoted exclusive of VAT which is payable on the rent.

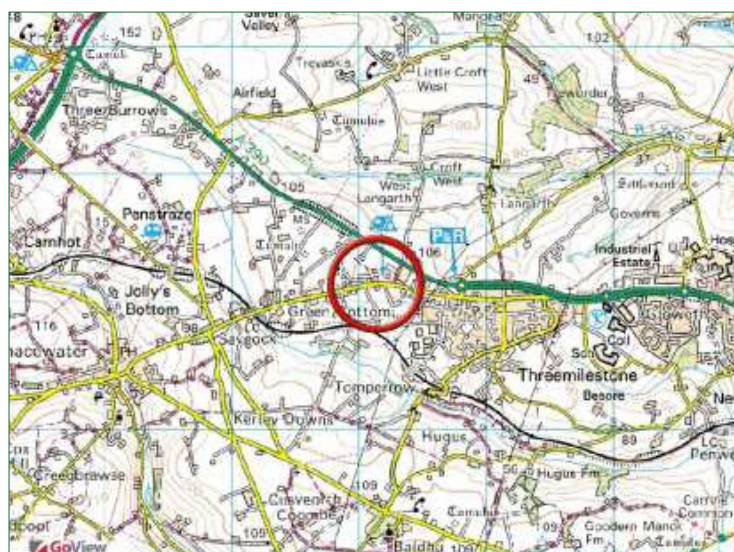
CONTACT INFORMATION

For further information or an appointment to view please contact any of the following:-

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PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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VIEWING: Strictly by prior appointment through Miller Commercial.



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