



**The Old Chapel,
Greenbottom**
Chacewater TR4 8QP

Miller Commercial 
Chartered Surveyors and Business Property Specialists

The Old Chapel, Greenbottom

Chacewater TR4 8QP

A former chapel which has been converted into office accommodation starting from 160 sq ft. Rentals are inclusive of various occupational costs such as buildings insurance, maintenance, utilities and cleaning. Car parking is also available on-site and the premises are ideally located for access to Truro City Centre and also the A30 trunk road at Chiverton Cross. The suites are available on flexible licence agreements.

- SERVICED OFFICE SUITES WITH ON-SITE CAR PARKING
- CLOSE TO TRURO AND A30
- INCENTIVES AVAILABLE FOR EARLY OCCUPATION
- ENERGY PERFORMANCE ASSET RATING D (91)

From £3,420 per annum
Leasehold



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. They are situated in a semi-rural position with prominent road frontage and outstanding views to the rear.

<https://nichecom.s3.eu-west-1.amazonaws.com/2020/07/09/5f06c01dcb2e3-615312.mp4>

SCHEDULE OF ACCOMMODATION

Ground Floor

Office 6 - 230 sq ft (21.4 sq m) - £285 per calendar month plus service charge of £113 per calendar month

First Floor

Office 1 - 300 sq ft (27.9 sq m) - £335 per calendar month plus service charge of £185 per calendar month

All quoted rents include parking. VAT is payable in addition.

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 an 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:-

Mike Nightingale on 01872 247008 or msn@miller-commercial.co.uk or

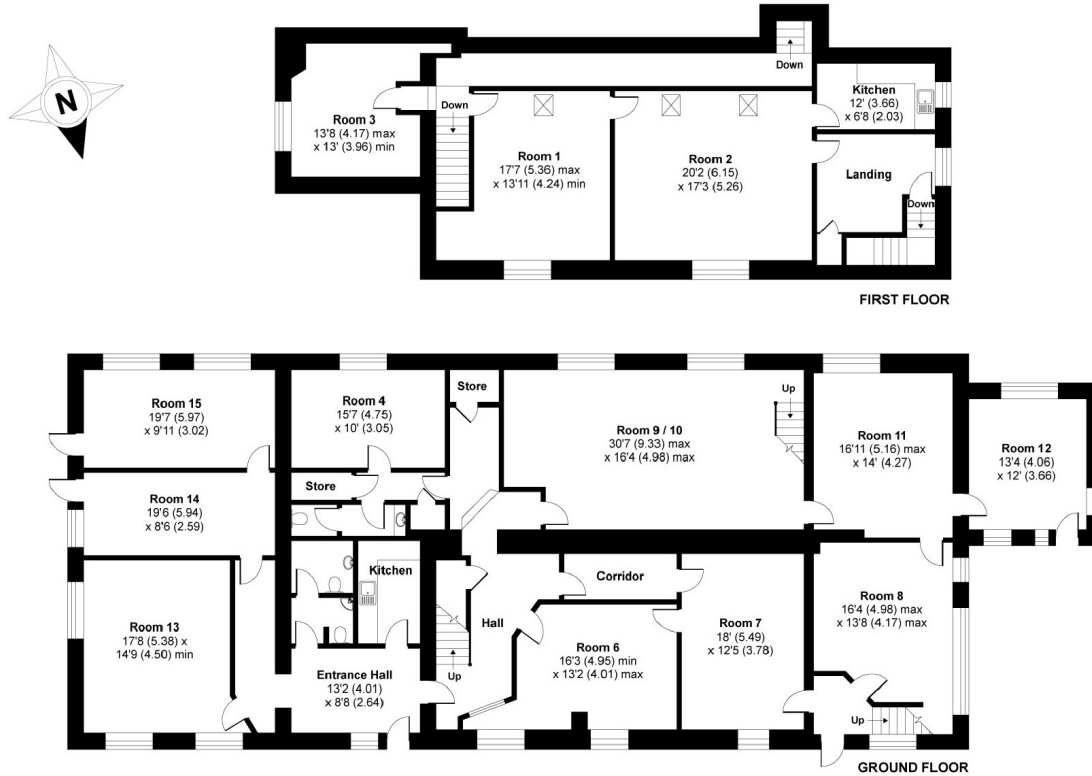
Thomas Hewitt on 01872 247025 or th@miller-commercial.co.uk



The Old Chapel, Greenbottom, Chacewater, Truro, TR4 8QP

Approximate Area = 4741 sq ft / 440.4 sq m

For identification only - Not to scale



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Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Miller Commercial LLP. REF: 620127



