



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



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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 • WAITING LIST IN OPERATION • ENERGY PERFORMANCE ASSET RATING D (91) •

**From £4,020 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

First Floor

Office 1 - 300 sq ft (27.8 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.

## 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](http://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](http://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](mailto:msn@miller-commercial.co.uk) or

Thomas Hewitt on 01872 247025 or [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

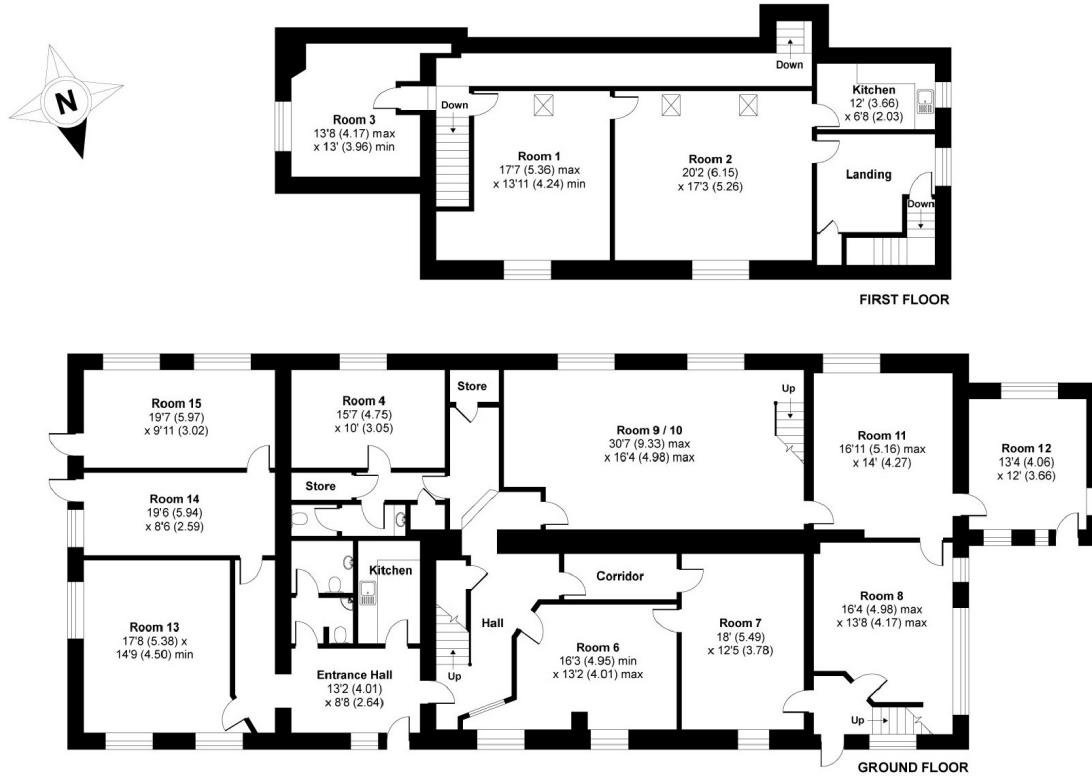




## The Old Chapel, Greenbottom, Chacewater, Truro, TR4 8QP

Approximate Area = 4741 sq ft / 440.4 sq m

For identification only - Not to scale



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Property  
Measurer

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