

# WOODBINE FARM, TRURO BUSINESS PARK, TRURO, TR3 6BW



- SELF CONTAINED SERVICED OFFICES
- RENTALS FROM £145 PER CALENDAR MONTH
- MANY SERVICES INCLUDED
- HIGH SPEED BROADBAND AREA
- EPC RATING - E (101)

FROM £1,740 PER ANNUM  
LEASEHOLD

## Miller Commercial

The business property specialists





**LOCATON:**

Truro Business Park at Threemilestone is ideally located for access to Truro and also the A30 trunk road.

**PROPERTY:**

A range of serviced office suites with rentals being inclusive of: water rates, electricity, cleaning, use of communal kitchen and WC facilities, intruder alarm and maintenance of the exterior and common parts.

In addition there is use of a fully fitted/equipped meeting/training room at competitive rates.

**SCHEDULE OF ACCOMMODATION:**

Ground Floor

Office 3 10.33sq m (111 sq ft) £150 pcm

Office 8 12.8 sq m (138 sq ft) £500 pcm Available late February

First Floor

Office 4 8.52 sq m (92 sq ft) £145 pcm

Office 17 18.3 sq m (197 sq ft) £300 pcm

The above prices are exclusive of VAT which is payable.

**LEASE/LICENCE TERMS:**

The suites are available with a standard licence agreement on internal repairing and insuring terms.

**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)

**EPC:**

The Energy Performance Certificate is within Band E.

**BUSINESS RATES:**

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171

**SERVICES:**

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

**CONTACT INFORMATION**

For further information or an appointment to view please contact:-

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

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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.

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract; **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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**VIEWING:** Strictly by prior appointment through Miller Commercial.



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8th Year Running



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