

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## First Floor, Stephenson House, Calenick Street, Truro TR1 2SF

- TO LET
- MODERN FIRST & PART SECOND FLOOR OFFICE SUITE TOTTALLING 2,714 SQ FT (252.2 SQ M)
- CITY CENTRE LOCATION
- CLOSE TO CAR PARK AND EASY WALKING DISTANCE TO TRAIN AND BUS STATION

**£25,000 Per Annum Excl Leasehold**

## LOCATION & DESCRIPTION

A modern first floor office suite forming part of the purpose built office building, Stephenson House. Calenick Street is located in the heart of Truro, in very close proximity to Moorfields car park and within a 7 minute walk of the mainline train station and under 5 minutes' walk from the main bus station. The premises benefits from a passenger lift and male, female and disabled WC facilities. The first floor office benefits from air conditioning and several private offices and meeting rooms, as well as a reception area and kitchenette.

## SCHEDULE OF ACCOMMODATION

First Floor

Open Plan Office - 2,258 sq ft (209.7sq m)

Second Floor

Single Room - 457 sq ft (42.4 sq m)

Total - 2,715 sq ft (252.5 sq m)

## LEASE TERMS

The premises are available by way of a new Full Repairing and Insuring Lease with other terms to be agreed. The premises will be available from 1st February 2021. Earlier access may be arranged by negotiation.

## LEGAL COSTS

The ingoing tenant is to bear the landlord's reasonably incurred 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)

## BUSINESS RATES

We understand the business rates payable to be circa £12,120 pa. However, please make your own enquiries with the local authority or 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, where applicable.

## SERVICES

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

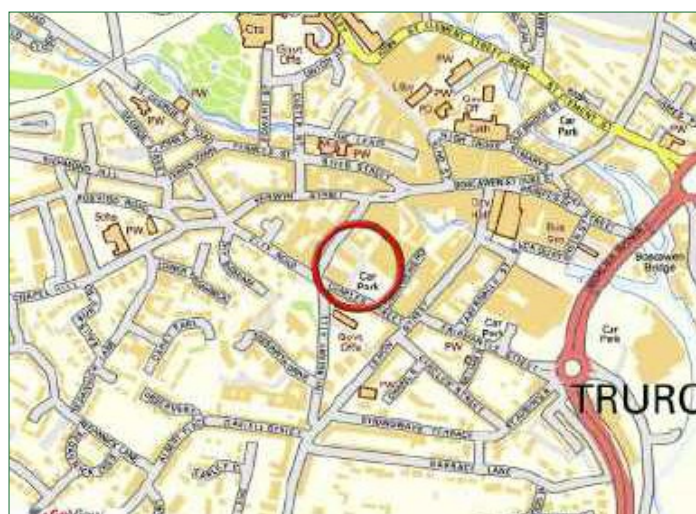
Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band 'C' (58).



## CONTACT INFORMATION

For further information or an appointment to view please contact

Thomas Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk) or

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)

Alternatively contact our Joint Agent, Charterwood, on 01872 261216 FAO Stuart Sly.

**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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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