



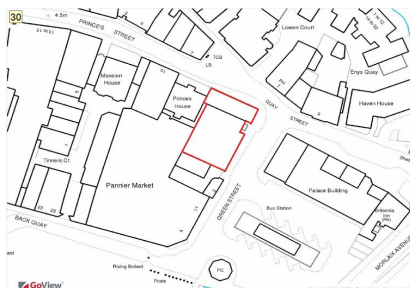
## PENHALIGON HOUSE, PART 2ND FLOOR, GREEN STREET, TRURO, TR1 2LH

The prestigious building of Penhaligon House is located on the corner of Green Street and Princes Street, opposite the Bus Station and a short walk from Lemon Quay. This second floor office suite has a net internal floor area of 1,355 sq ft and benefits from lift access making it DDA compliant. It has recently been refurbished to provide LED light panels, a new suspended ceiling and new carpet tiles.

The suite is immediately available by way of a new Proportional Full Repairing and Insuring Lease.

**, £15,000 per annum**

- TO LET
- PRESTIGIOUS OFFICE PREMISES
- ATTRACTIVE ENTRANCE
- PASSENGER LIFT
- NEW LEASE OFFERED
- 1,406 SQ FT (130.6 SQ M)
- EPC RATING - D (84)



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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### LOCATION:

Truro is a historic and attractive cathedral city and the administrative capital of Cornwall. It is located 56 miles west of Plymouth and 88 miles west of Exeter. The prestigious building of Penhaligon House is located in the centre of Truro, on the corner of Green Street and Princes Street, opposite the main bus station, just a short walk from Lemon Quay.

### PREMISES:

These open plan offices, available on the second floor benefit from a dedicated kitchen as well as several private offices/meeting rooms. They are serviced by lift access making it DDA compliant as well as communal WCs, maintained via a service charge.

### SCHEDULE OF ACCOMMODATION:

Office Area - 1,292 sq ft (120 sq m)  
Kitchen - 114 sq ft (11 sq m)

### LEASE TERMS:

The suite is immediately available by way of a new Proportional Full Repairing and Insuring Lease, for a term by arrangement. Service charge and insurance information is available upon request.

### VAT:

All figures are quoted exclusive of VAT. VAT is not currently payable on the rent related to this property.

### LOCAL AUTHORITY:

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### BUSINESS RATES:

The business rates payable for the part second floor to be approximately £8,200 per annum, however please do not rely on this information and make your own enquiries with the local authority.

### LEGAL COSTS:

Each party is to bear their own costs in this transaction.



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### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (84).

### CONTACT INFORMATION:

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

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