



THE OLD CHAPEL, GREENBOTTOM, CHACEWATER, TR4 8QP

FROM £300 PER CALENDAR MONTH PLUS SERVICE CHARGE

Miller Commercial 
Chartered Surveyors and Business Property Specialists

SUMMARY:

- SERVICED OFFICE SUITES WITH ON-SITE CAR PARKING
- OFFICES AVAILABLE - OFFICE 8 - 218 SQ FT & OFFICE 15 - 365 SQ FT
- CLOSE TO TRURO AND A30
- FLEXIBLE LICENCE AGREEMENT
- INTERNAL INSPECTION RECOMMENDED
- ENERGY PERFORMANCE ASSET RATING D (91)

LOCATION:

The premises are situated on the outskirts of Truro and are ideally located for access to Truro City Centre and also the A30 truck road at Chiverton Cross. They are situated in a semi-rural position with prominent road frontage and outstanding views to the rear.

PREMISES:

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 truck road at Chiverton Cross.



AVAILABLE ACCOMMODATION:

Office 8 215 sq ft (20.0 sq m)
Rental £300 per calendar month plus VAT
Service charge £165.00 per calendar month plus VAT

Office 15 365 sq ft (33.9 sq m)
Rental £540 per calendar month plus VAT
Service charge £286 per calendar month plus VAT

LEASE TERMS:

The suites are LET on licence 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 for the parking spaces and common parts.

LEGAL COSTS:

Each party to bear their own legal costs in connection with the transaction.

VAT:

All the above prices/rentals are quoted exclusive of VAT which is payable on the rent and other charges.



LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the Valuation Office website
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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (91).

CONTACT INFORMATION:

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

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk or

Mike Nightingale on 01872 247008

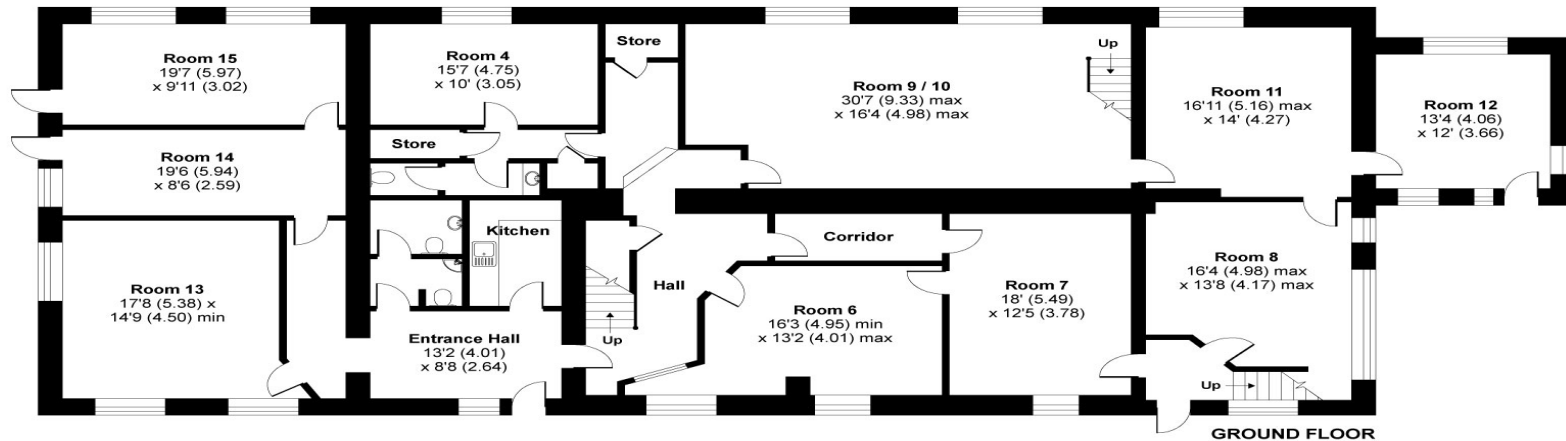
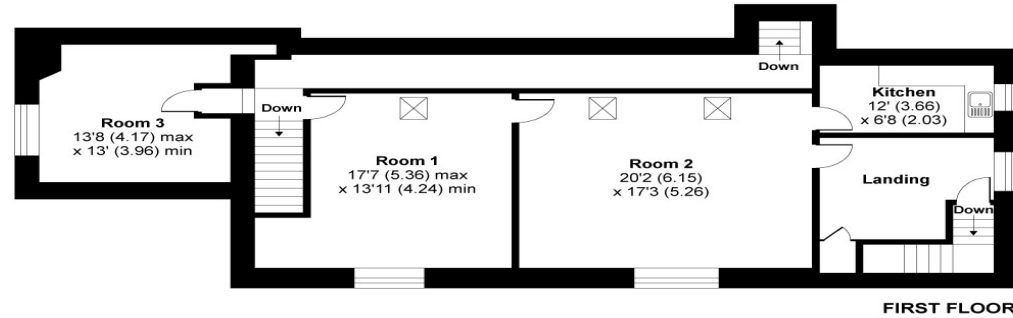
Email msn@miller-commercial.co.uk



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Approximate Area = 4741 sq ft / 440.4 sq m

For identification only - Not to scale



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

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