



OFFICE INVESTMENT, PARK HOUSE, THREEMILESTONE IND ESTATE,
TRURO, TR4 9LD

£325,000 PLUS VAT FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists

SUMMARY:

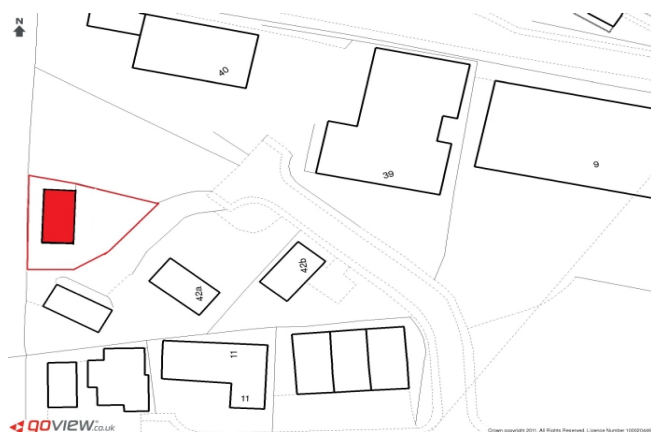
- CONFIDENTIALLY AVAILABLE
- PURPOSE BUILT OFFICE INVESTMENT
- FULLY LET - PRODUCING £25,500 PER ANNUM
- ESTABLISHED TRADING ESTATE LOCATION
- 2 LEASES EXPIRING IN 2027 & 2028
- ENERGY PERFORMANCE CERTIFICATE - APPLIED FOR
- THIS PROPERTY IS VAT ELECTED

LOCATION:

Threemilestone trading estate is 3 miles from Truro City Centre and approximately 3 miles from the A30 at Chiverton Cross. The premises are well located within the business park close to FWB and a number of other offices and are within a five minute walk of Truro Park and Ride.

PREMISES:

The premises comprise a purpose built two storey office building which is approximately 20 years old and is completed to a very good specification. The building is situated in a cul-de-sac position on a spacious site with good parking. The ground and first floors are let separately and produce an income of £25,500 per annum.

**SCHEDULE OF ACCOMMODATION:**

Ground Floor 103.2 sq.m (1110 sq.ft) First Floor 96.2 sq.m (1035 sq.ft) (These measurements are based on Net Internal Area)

LEASE TERMS:

The Ground Floor is let to Five Rivers Child Care Ltd (Established 2001) for a term expiring in Feb 2028 at a passing rental of £13,500 per annum with a tenant only break in March 2025. The first floor is let to telecoms company Orbiss Ltd (Established 2006) for a lease expiring in September 2027 at an annual rental of £12,000 per annum with a tenant only break in September 2024. Both leases are on proportional full repairing terms with external repairs being covered by way of a service charge.

VAT:

All the above prices/rentals are quoted exclusive of VAT which will be payable on the purchase price.

LOCAL AUTHORITY:

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

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £12,500 for the Ground Floor and £11,750 for the first floor. (these are the 2017 assessments and are under review - effective date 01/04/2023).

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 has been applied for and will be available shortly.

CONTACT INFORMATION:

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

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