



23 LEMON STREET, TRURO, TR1 2LS

HIGH CLASS SERVICED OFFICES in central Truro. Located on prestigious Lemon Street, the property offers a RANGE OF OFFICE SIZES to suit your needs. ALL INCLUSIVE LICENCE FEE covering broadband, cleaning of common parts, power, heating and water as well as use of a shared GARDEN FOR ALL OCCUPIERS.

FURNITURE PACKAGES are also available - more information on request.

AVAILABLE FROM £4,200 PA ON AN ALL INCLUSIVE BASIS

- FULLY REFURBISHED SERVICED OFFICES IN A PERIOD BUILDING
- PRIME CENTRAL TRURO ADDRESS
- ALL INCLUSIVE LICENCE FEE
- FROM 96 SQ FT TO 164 SQ FT AVAILABLE
- EPC RATING "E" (121)
- OUTSIDE GARDEN AREA AND SHARED COMMUNAL FACILITIES



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

The premises are located on prestigious Lemon Street within the central business district of the city. Known for the high number of professional firms, consultancies, architects and care agencies as well as estate agents and auctioneers, Lemon Street remains the most sought after location in Truro for office space. The premises are a short walk to the city center which provides a full range of amenities including coffee shops, bars, restaurants and high street shopping.

PREMISES:

The property is a 4-storey Grade II listed building that has been refurbished to a high standard to provide a number of independently occupiable offices ranging in size from a 1 person office to a 5 person office. There is a private outside garden for all occupiers to enjoy and the building offers communal kitchenette and WCs.

SCHEDULE OF ACCOMMODATION:

Room 8: AVAILABLE - 278 sq ft	- £5,000 pa
Room 7: AVAILABLE - 164 sq ft	- £5,200 pa
Room 5: AVAILABLE - 96 sq ft	- £4,200 pa
Room 4: AVAILABLE - 146 sq ft	- £5,040 pa

TERMS:

An all-inclusive license fee to include superfast broadband, heating and power, shared kitchen and WC facilities, communal area cleaning, shared garden facility and a UPS (uninterrupted power supply to maintain Internet services in case of a power failure).

VAT:

The building is not elected for VAT

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>. For small businesses, the suites will each fall below the minimum threshold for paying business rates.

SUPERFAST BROADBAND:

Superfast broadband is supplied to the property - further details are available on request.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (121).

CONTACT INFORMATION:

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

Tom Smith on 01872 247013
Email ts@millers-commercial.co.uk