



## Cornwall Care House, Truro Business Park, Threemilestone, Truro TR4 9NY

An opportunity to acquire the freehold of this modern, well equipped office unit in the heart of Truro Business Park at Threemilestone Industrial Estate. The property occupies a prominent position within Glenthorne Court and boasts a number of amenities including a passenger lift to first floor; male, female and disabled WCs, air conditioning, two kitchenettes as well as a number of private meeting rooms and offices and car parking for 24 cars.

**£1,200,000 Freehold**

- MODERN AIR CONDITIONED OFFICES
- 9,257 SQ FT (860 SQ M)
- 24 CAR PARKING SPACES
- PASSENGER LIFT
- 2 X KITCHENETTES
- OPEN PLAN OFFICES WITH MEETING ROOMS
- POTENTIAL FOR SUB DIVISION
- EPC RATING OF D (81)



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#### LOCATION

The property occupies a prominent position within Glenhome Court in the heart of Truro Business Park at Threemilestone Industrial Estate. The estate is located just to the west of Truro itself, accessed via the A390 which provides swift access to the main arterial road in Cornwall, the A30 that stretches west to Penzance and east to Exeter and its junction with the M5. Nearby occupiers include BT, Kelsall Steele, Datasharp UK, Cornwall Council, Ward Williams as well as a number of trade counters, showrooms and light industrial occupiers. Within close proximity to Truro Business Park are Truro College and the main hospital in Cornwall - Treliiske.

#### DESCRIPTION

The property comprises a modern, purpose built self contained office unit over ground and first floors. Internally, the property benefits from a passenger lift linking ground and first floors, accessed via a central lobby. The property is fully DDA compliant and each floor is serviced by male, female and disabled WCs. There is a kitchenette on each floor and both floors are heated and cooled by air conditioning units with supplementary fresh air ventilation. Due to its internal layout, the property lends itself to subdivision into 2 or possibly more units (subject to necessary works). There is an external garden area to the rear for the dedicated use of staff and users of the building.

#### ACCOMODATION

Ground floor - 4,629 sq ft (430 sq m)

First floor - 4,629 sq ft (430 sq m)

Total - 9,257 sq ft (860 sq m)

There are 24 dedicated car parking spaces that come with the building

#### TENURE

The property is to be sold Freehold

#### PROPOSAL

The quoting price for the freehold interest in the property is £1,200,000 excl VAT

#### LEGAL COSTS

Each party to bear their own.

#### 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

#### VAT

All the above prices are quoted exclusive of VAT, where applicable.



#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is "D" (81).

#### CONTACT DETAILS

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

Tom 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)

#### VIEWING

Strictly by prior appointment through Miller Commercial.

