

Miller Commercial

Chartered Surveyors and Business Property Specialists



Woodbine Farm, Truro Business Park, Threemilestone, Truro TR3 6BW

- SELF CONTAINED SERVICED OFFICES
- RENTALS FROM £300 PER CALENDAR MONTH
- MANY SERVICES INCLUDED
- HIGH SPEED BROADBAND AREA

From £2,100 per annum Leasehold



01872 247000 | www.miller-commercial.co.uk

LOCATION:

Truro Business Park at Threemilestone is ideally located for access to Truro and also the A30 trunk road.

PROPERTY:

A range of serviced office suites with rentals being inclusive of: water rates, electricity, cleaning, use of communal kitchen and WC facilities, intruder alarm and maintenance of the exterior and common parts.

In addition there is use of a fully fitted/equipped meeting/training room at competitive rates.

SCHEDULE OF ACCOMMODATION:

There is no availability at the current time. Please contact Miller Commercial if you would like to be placed on the waiting list to be contacted should an office become available.

LEASE/LICENCE TERMS:

The suites are available with a standard licence agreement on internal repairing and insuring terms.

LEGAL COSTS:

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

LOCAL AUTHORITY:

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

EPC:

The Energy Performance Certificate is within Band E.

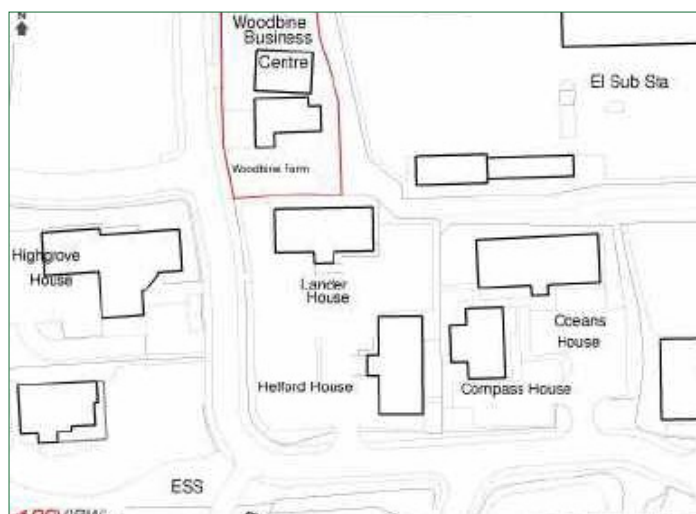
BUSINESS RATES:

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



Transco: 0800 111 999

CONTACT INFORMATION

For further information or an appointment to view please contact:-
Thomas Hewitt on 01872 247025; th@miller-commercial.co.uk or
Mike Nightingale on 01872 247008; msn@miller-commercial.co.uk

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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