



OFFICE SUITES, TREVENSON HOUSE, CHURCH ROAD, POOL, REDRUTH, CORNWALL, TR15 3PT

Trevenon House is a handsome Grade II listed Regency property, built in 1797, the property has had a long and varied past being used as both a private house, law court, educational facility and now as offices. The property benefits from a host of original and period features including a neo-Classical Venetian window, an ornate Edwardian staircase, sash windows and cornicing to some of the internal rooms. The building is set in landscaped gardens and comes with some parking on site and also nearby parking facilities. The offices have undergone significant modernisation to provide modern lighting, data communications and the ground floor provides a fully equipped meeting room with state of the art equipment for conferences, meetings and corporate functions.

Availability includes the 'Penstruthal' office, 'Wheal Trefusis' Room and the 'Wheal Tolgus' store room.

- 'PENSTRUTHAL' FULLY SERVICED OFFICE, 511 SQ FT (47.5 SQ M)
- 'WHEAL TREFUSIS' ROOM, 285 SQ FT (26.5 SQ M)
- 'WHEAL BRIGGAN' STORE ROOM, 60.2 SQ FT (5.6 SQ M)
- GRADE II LISTED REGENCY OFFICES
- WITHIN EASY REACH OF THE A30
- ACCESS TO MEETING ROOMS AND KITCHENETTE
- CAR PARKING AND CYCLE STORAGE FACILITIES

FROM £8,200 PER ANNUM INCLUSIVE



LOCATION:

Trevenson House is situated within the Cornwall College campus site at Pool. Within easy connection to the A30 junction at Tolvaddon and under 5 minutes' drive to both Camborne and Redruth town centres.

SCHEDULE OF ACCOMMODATION:

Penstruthal Office Suite: 511 Sq Ft (47.5 Sq M) available at £9,000 per annum inclusive.

Wheal Trefusis Room: 285.25 Sq Ft (26.5 Sq M) available at £8,200 per annum inclusive.

Wheal Briggan Storage Room: 60.28 sq ft (5.6 Sq M)

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LOCAL AUTHORITY:

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

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (79).

CONTACT INFORMATION:

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

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Tom Smith on 01872 247013
Email ts@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.

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



Miller Commercial

