



To Let

Unit C, Woodlands Court,
Truro Business Park,
Threemilestone, Truro, TR4 9NH

£50,000 Per Annum +VAT

Modern Office Over 2 Floors

Parking For Circa 13 Vehicles

Rare Large Truro Office Opportunity

4,518 sq ft (420 sq m)

Viewing by prior appointment with
Monty Cloutman

(01872) 261028

montycloutman@scctruro.co.uk



Location & Description

The property is situated within the Truro Business Park at Threemilestone, which provides easy access to Truro City centre and the A30.

The property comprises a modern high quality semi-detached 2 storey office building with car park providing a ground floor reception with various main open plan offices, partitioned individual offices, meeting rooms and WCs over both floors. The specification includes gas central heating, suspended ceilings, trunking, a shower room and lift. Externally, there is car parking for a minimum of 13 cars to the front and side.

There are PV panels on the property which the tenant can benefit from.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground Floor	200 sq m	2,151 sq ft
First Floor	220 sq m	2,367 sq ft
Total:	420 sq m	4,518 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £50,000 pa +VAT.

Rateable Value

We understand that the property is shown in the 2026 Rating List as having a rateable value of £42,250. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Insurance and Maintenance Charge

Insurance for the year is estimated at £500. There will be an annual maintenance charge proportional contribution for the upkeep of the common/landscaped areas.

Energy Performance Certificate (EPC)

The EPC rating for the property is B-39.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. We have been informed that this property is elected for VAT, therefore VAT will be charged on the rent. However, we suggest all interested parties make their own enquiries.

Legal Costs

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

Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Ref: MC/2652

Date: August 2026



Truro Office

Compass House, Truro Business Park,
Threemilestone,
Truro, Cornwall, TR4 9LD
Tel: 01872 261028
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



Ground Floor



Ground Floor



Ground Floor



First Floor



Ground Floor



First Floor

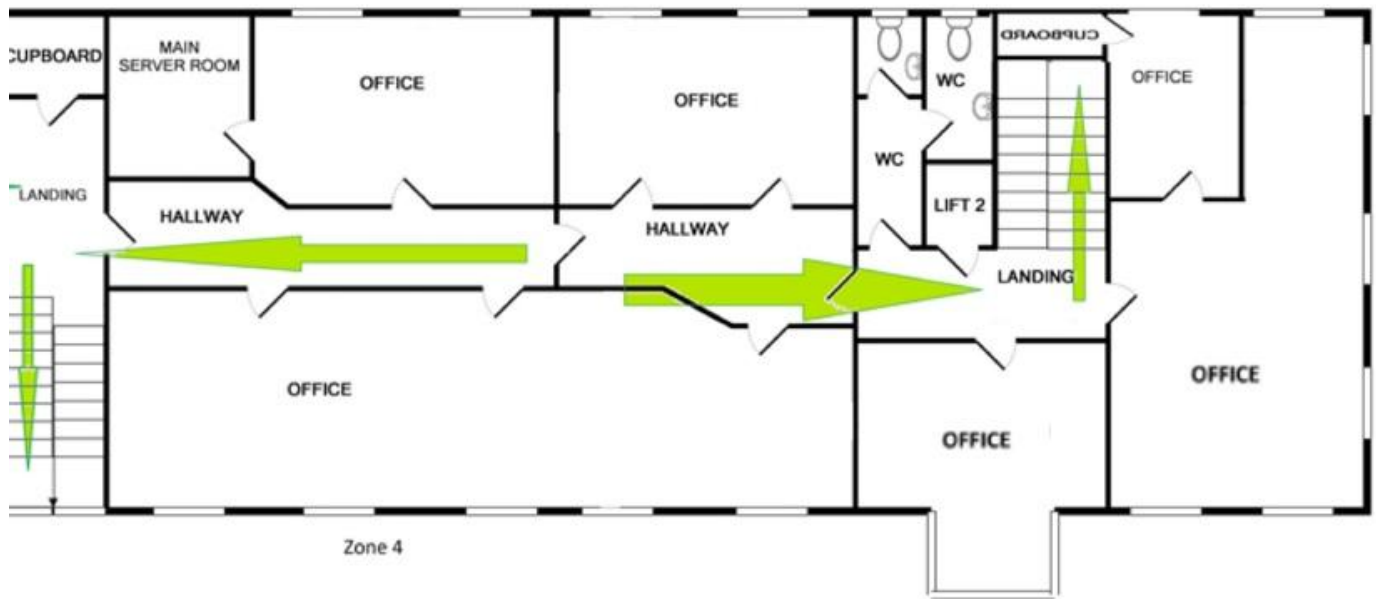


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Floor Plan



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