

Miller Commercial

Chartered Surveyors and Business Property Specialists



3RD FLOOR, PENHALIGON HOUSE, TRURO, TR1 2LH

A prestigious and prominently positioned city centre office suite extending to 2,852 sq ft, forming part of the well regarded Penhaligon House. The property is situated within the heart of Truro's prime commercial and retailing district, occupying a highly visible position immediately opposite Truro Bus Station and adjacent to Lemon Quay.

The accommodation provides high quality office space benefitting from lift access, DDA compliance, comfort cooling and central heating throughout, all within a highly accessible and established professional location.

Proportional Full Repairing and Insuring Lease.

£31,300 PER ANNUM EXCLUSIVE

- TO LET
- PRESTIGIOUS THIRD FLOOR OFFICE PREMISES
- ATTRACTIVE ENTRANCE
- PASSENGER LIFT
- 2,852 SQ FT (265 SQ M)
- EPC RATING - C (72)

LOCATION:

The property occupies a prime and highly connected position within the established commercial core of Truro, recognised as Cornwall's principal administrative, professional and retailing centre.

Positioned directly opposite Truro Bus Station and benefiting from immediate access to the city's comprehensive Park and Ride network, the offices enjoy outstanding connectivity for both staff and visitors. Truro Railway Station is within approximately a 15-minute walk, providing seamless regional and national transport links.

Penhaligon House is situated within an established and vibrant city centre profile, characterised by a variety of national retailers, professional occupiers and independent hospitality operators.

Nearby occupiers include Marks & Spencer, Primark, Cotswolds and The Entertainer complemented by an excellent range of cafés and restaurants centred around Lemon Quay and the surrounding streetscape. The leisure offering is further enhanced by fantastic local pubs including The Old Ale House and the recently refurbished Market Inn, both within easy walking distance. In addition, the renowned Pannier Market lies in close proximity; providing a diverse independent offering, including artisan retailers, traditional butchers, cobblers and specialist local traders, further enhancing the character and amenity appeal of the immediate area.

DESCRIPTION:

A well appointed third-floor office suite extending to approximately 2,852 sq ft, forming part of the highly regarded Penhaligon House, prominently situated in the heart of Truro city centre. The accommodation provides high-quality, efficient and flexible office space within one of Cornwall's premier commercial locations. The suite comprises modern open-plan office accommodation with an adjoining kitchen facility.

The property also benefits from lift access, comfort cooling, central heating and DDA-compliant accessibility throughout, delivering a modern and professionally specified working environment suitable for a wide range of occupiers. The principal office area enjoys excellent natural light, with a series of south-easterly facing windows affording an attractive outlook across the city centre, ensuring a bright and particularly pleasant working environment throughout the day.

The property is available by way of a new proportional full repairing and insuring lease.

SCHEDULE OF ACCOMMODATION:

2,852 SQ FT (265 SQ M)

SERVICE CHARGE:

Available upon Request.

LEASE TERMS:

A new lease is available with terms to be agreed.

VAT:

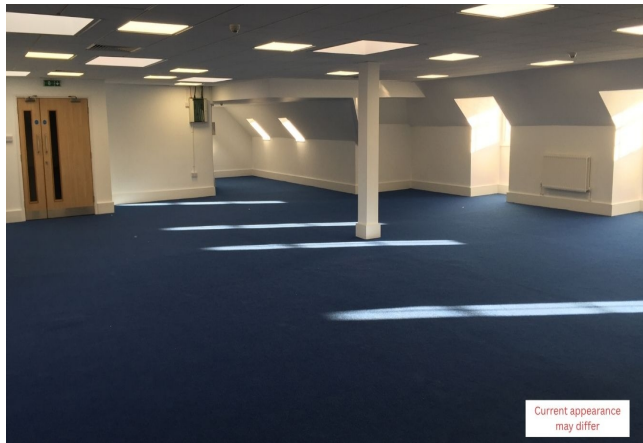
All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £26,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C (72).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

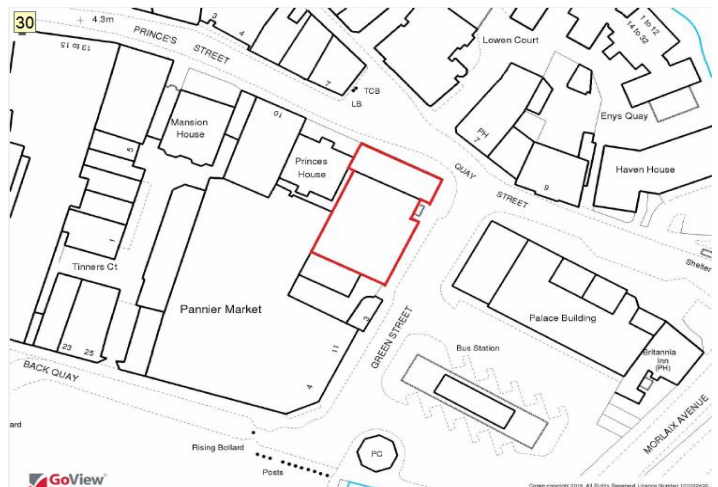
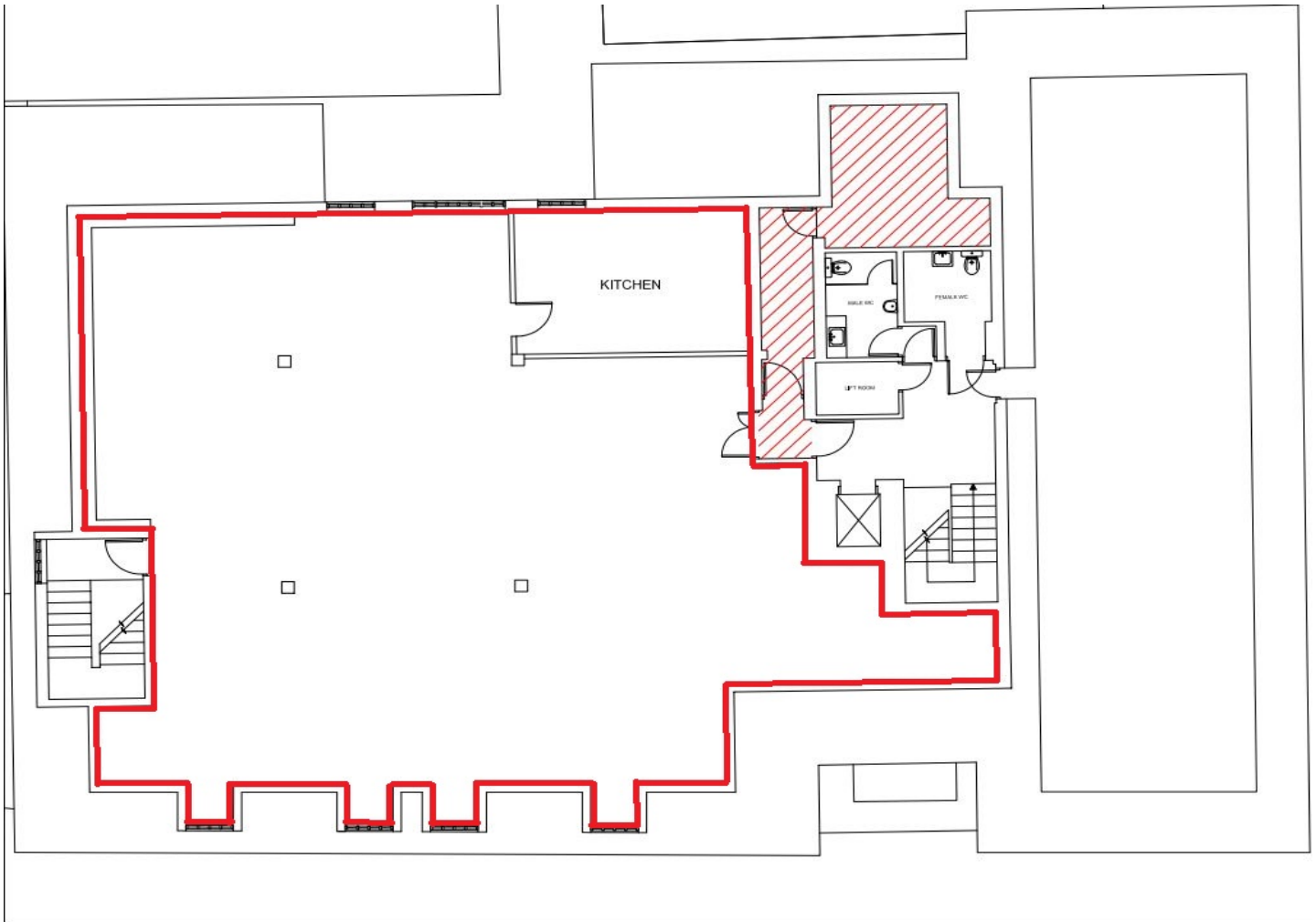
Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk

Eilidh Donaldson on 01872 301830

Email ed@miller-commercial.co.uk

Images shown were taken before the current tenancy and are therefore indicative only.



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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