



## WHEAL SPARNON OFFICE & STORE, TREVENSON HOUSE, CHURCH ROAD, POOL, REDRUTH, TR15 3PT

Trevenson 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 building is set in landscaped gardens and comes with some parking on site and also nearby parking facilities.

- 'WHEAL SPARNON' OFFICE & STORE, 358.76 SQ FT (33.33 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

**£8,600 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.

**DESCRIPTION:**

Trevenson 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 corning 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.

**ACCOMMODATION:**

Wheal Sparnon Office & Store: 358.76 Sq Ft (33.33 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.

**LEGAL COSTS:**

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

**ENERGY PERFORMANCE CERTIFICATE:**

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

**LOCAL AUTHORITY:**

Cornwall Council:  
General Enquiries 0300 1234 100  
Planning 0300 1234 151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Jonny Bright** on 01872 247022  
Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

**Tom Smith** on 01872 247013  
Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)



