



**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**To Let/  
For Sale**

Rental offers invited  
Freehold offers invited

Former Council Offices, Dolcoath Avenue,  
Camborne, Cornwall TR14 8SX

4,493 sq m  
(48,367 sq ft)  
net internal area

# Summary

- Available due to Cornwall Council's review of requirements
- Rare opportunity to acquire large office premises with generous car parking provision
- Open to freehold offers
- 3 acre site (1.24 hectares)
- Best & final bids due by 12 noon Thursday 1<sup>st</sup> February 2023

## Location:

Camborne is part of the wider Camborne/Pool/Redruth conurbation.

This property is in a predominantly residential location however there is a Tesco foodstore approximately 0.25 miles distant and other amenities and employment opportunities nearby.

There is an easy road link to the A30 trunk road at Tolvaddon which in turn links with the M5 at Exeter.

Camborne is located on the main Great Western railway line, which has daily services to London Paddington.

## Description:

The property is a very substantial detached office building, purpose built as HQ style premises in the 1960's for CompAir Holman but subsequently used by Kerrier District Council and then Cornwall Council.

The building has a mix of cellular and mainly open plan offices on each of five floors with a reception area on the ground floor. There are two passenger lifts and two separate staircases. Each floor has a break out space and welfare facilities. The property has been subject to periodic upgrades over its lifetime.

There are 262 car parking spaces situated on the main site and further overflow parking which adjoins the main site.

## Accommodation:

All areas are approximate and taken from the Valuation Office assessment of floor area contained within the Business Rateable Value - on a net internal basis.

|                                     | sq m     | sq ft  |
|-------------------------------------|----------|--------|
| <b>Ground floor overall</b>         | 1,016.90 | 10,946 |
| <b>1<sup>st</sup> floor overall</b> | 1,016.70 | 10,944 |
| <b>2<sup>nd</sup> floor overall</b> | 1,016.70 | 10,944 |
| <b>3<sup>rd</sup> floor overall</b> | 1,016.70 | 10,944 |

|                                     |              |               |
|-------------------------------------|--------------|---------------|
| <b>4<sup>th</sup> Floor overall</b> | 411.60       | 4,430         |
| <b>GF storage</b>                   | 14.80        | 159           |
| <b>Total</b>                        | <b>4,493</b> | <b>48,367</b> |

Site Area: 1.24 hectares (3.06 acres) according to Nimbus maps.

Please click here to view the site: - <https://youtu.be/ZNz7pxkP2K0>

## Services:

We understand that mains electricity, gas, water and drainage are all connected to the property however these services have not been tested by the agents. The property has gas fired central heating. Interested parties should make their own enquiries.

## EPC / MEES:

C (54)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £265,000. Interested parties are advised to confirm the rating liability (rates payable) with Cornwall Council.

## Terms:

Freehold and leasehold offers are invited as per the best & final bids form attached to these property particulars.



### Truro Office

Walsingham House, Newham Quay,  
Truro, Cornwall, TR1 2DP

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

## CONTACT THE AGENT

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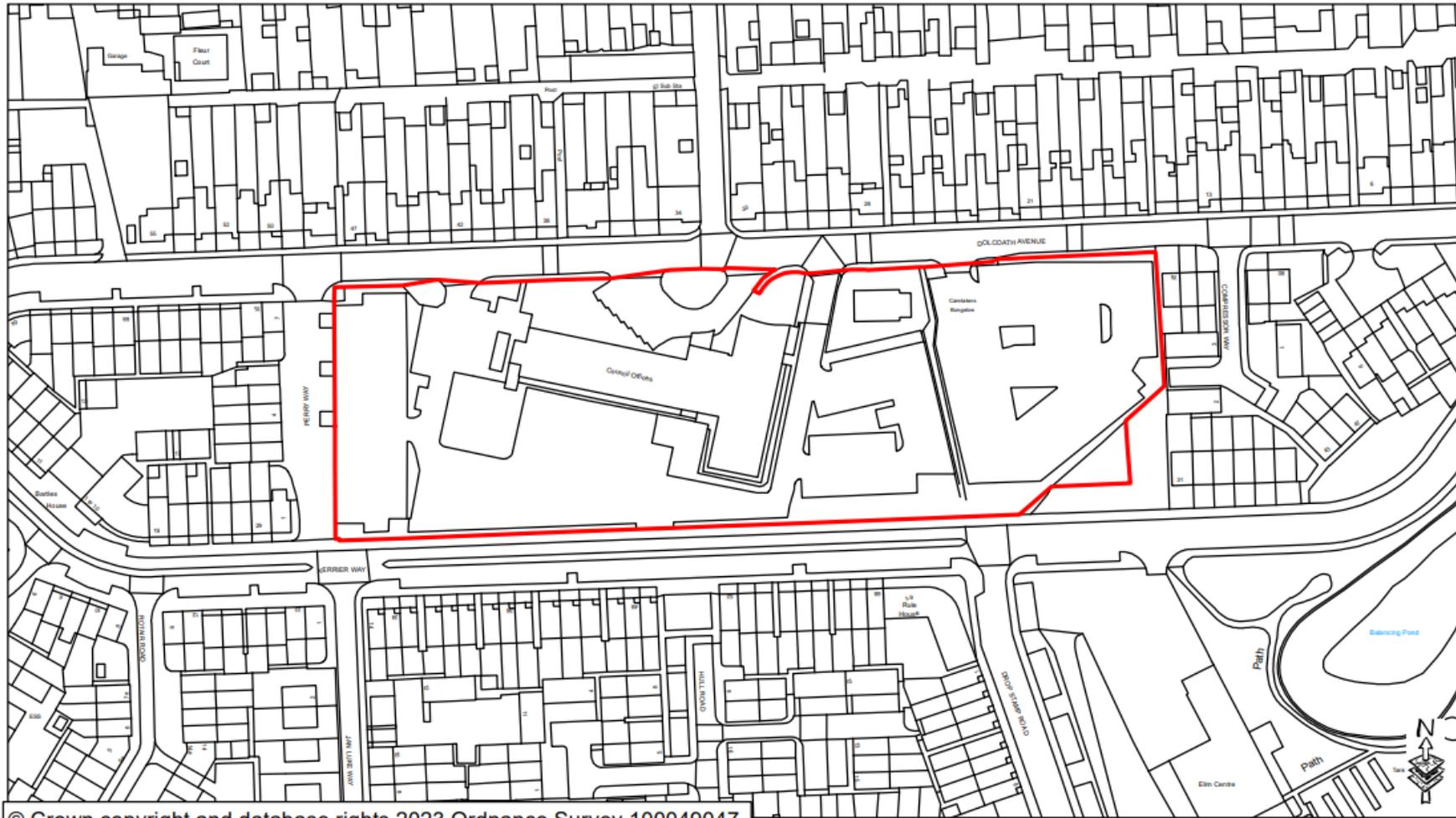
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Site Plan - UPRN 13574 - Dolcoath Avenue Offices, Camborne - 22.08.2023 - v1

Scale 1:1,250 Paper Size: A4



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