

£15,000 per annum

First Floor Suite 14/15, 14-15 Lemon Street, Truro, Cornwall, TR1 2LS

1,345 Sq Ft (125 Sq M)

# Summary

- Well located in the centre of Truro
- Popular office location
- First floor office
- Reception area within the office
- Close to major transport links
- Parking available at an additional

cost

#### Location:

The City of Truro is located centrally within the County of Cornwall, and is easily accessed from the main A30 arterial trunk route via the A390 at Chiverton and the A39 at Carland Cross. The A30 links with the M5 at Exeter. Truro is located on the main Great Western railway line, which has daily services to London Paddington. Truro has a resident population of 23,600 and is the administrative centre of the County housing Cornwall Council's main offices.

#### Description:

The property comprises a multi-occupied office on the most popular commercial street in Truro.

The office is located on the first floor and comprises a reception area, separate meeting room, kitchen and offices. The premises are well presented for a growing business.

Parking is included at an additional cost, please contact us for further information

#### Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice

	sq m	sq ft
Total	125	1,345

## Service charge:

A service charge is levied for the upkeep of the common parts.

#### Services:

It is understood that mains electricity, water and drainage are connected to the property however

these services have not been tested by the agents. Interested parties should make their own enquiries.

# EPC/MEES:

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#### **Business rates:**

We understand that the property is currently being reassed by the District Valuer.

#### Terms:

The premises are available by way of a new lease with terms to be agreed.

#### Legal fees:

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

#### VAT:

All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

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



# CONTACT THE AGENT

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ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to vikesingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given out 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 the accuracy of them; 3) No person in the loyment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

