



For Sale

Guide Price £750,000

Talgarrek House, Victoria Business Park, Roche,
St. Austell, Cornwall PL26 8LX

8,579 Sq Ft
(797 Sq M)

Summary

- Rare freehold opportunity
- Modern office premises
- Excellent access to A30 trunk road
- Large 0.77 acre plot
- 797 sq m (8,579 sq ft)

Location:

Victoria Business Park, located near Roche, mid-Cornwall, and is a thriving commercial and industrial estate that serves as a key business hub for the area. The park is location to a diverse range of occupiers, including companies in sectors such as manufacturing, logistics, and services with DHL, Ocean Fish, Conway Bailey Transport, Biffa and Walstead the primary occupiers.

The Business Park is strategically located to take advantage of its connection to the A30, which is Cornwall's primary trunk road.

Description:

Talgarrek House is a modern, well appointed, detached office building set over two floors. The property is well suited to occupation in whole or in part with the property naturally subdividing to two floors, each with their own independent access. The generous plot provides car parking and scope for extension to the property subject to consents.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

The property provides approximately 797 sq m (8,579 sq ft). Please view the attached floor plans. Full resolution copies including DWG format are available via request. The property occupies a plot of approximately 0.31 hectares (0.77 acres).

Approx	sq m	sq ft
Total	797	8,579

Services:

We understand that mains electricity, water, gas 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:

EPC C(58)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value (RV) is £42,000. This RV changes to £46,500 from 1st April 2026 according to the proposed changes to Rateable Values.

Interested parties are advised to confirm the rating liability with Cornwall Council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the property is available with vacant possession on completion

Legal fees:

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

Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

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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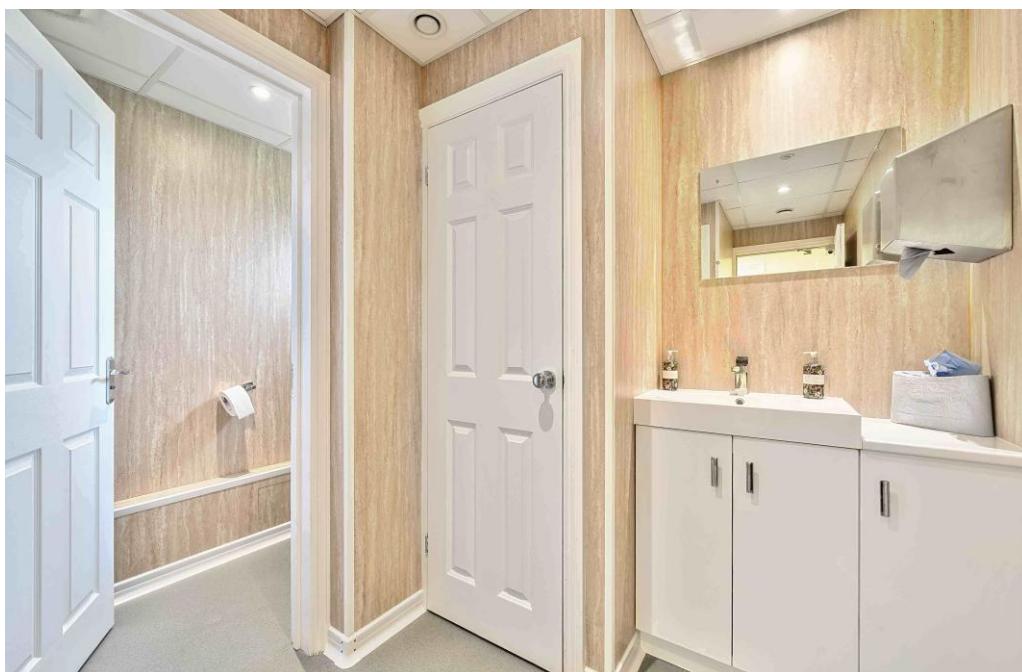
Email: th@miller-commercial.co.uk



Truro Office

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Truro, Cornwall, TR1 2DP

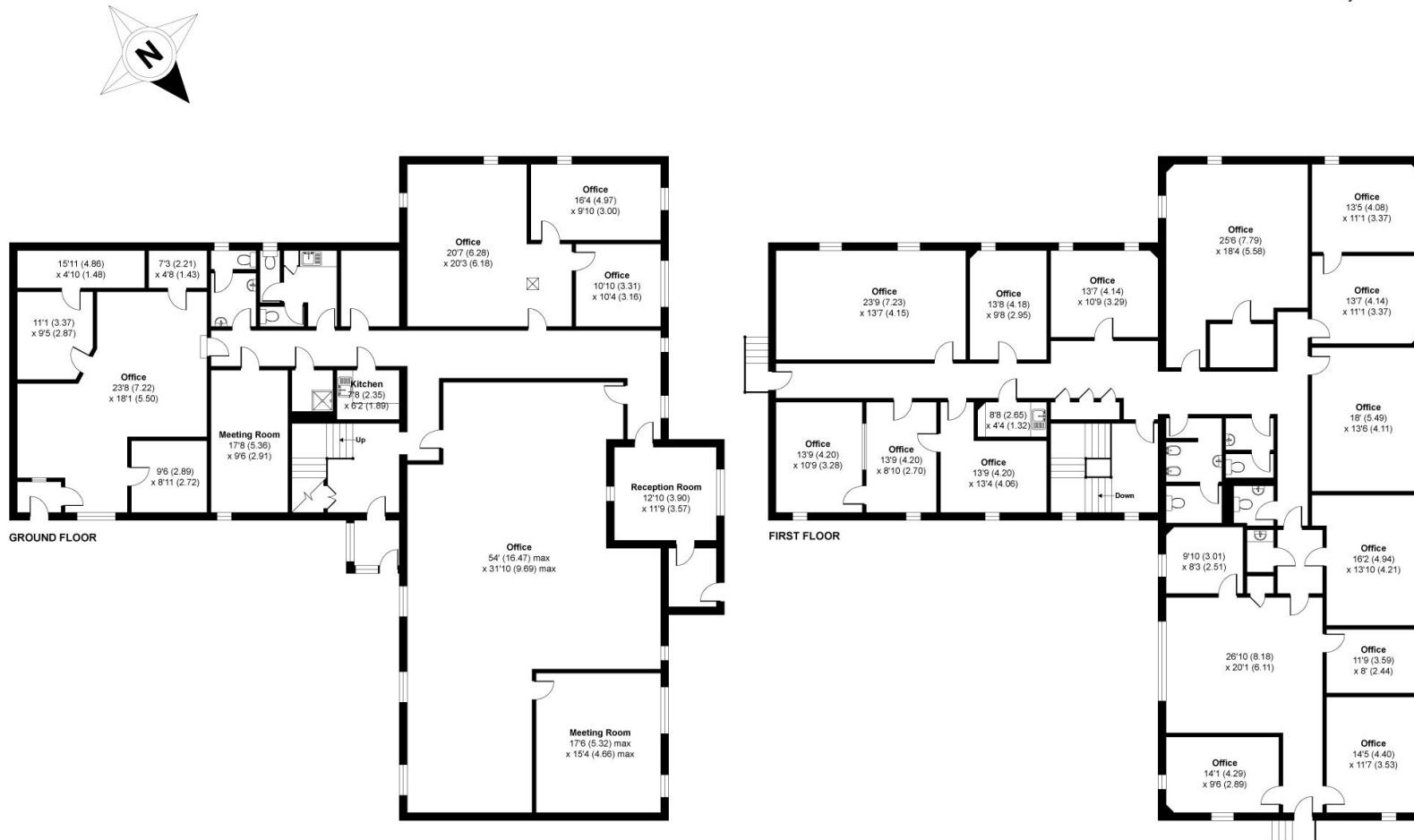




Talgarrek House, Victoria Business Park, Roche, St. Austell, PL26

Approximate Area = 8579 sq ft / 797 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1288753