

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£25,000 pax

Top Office Mount Wellington Mine, Bissoe, Truro,
Cornwall, TR4 8RJ

169.2 Sq M
(1,821 Sq Ft)

Summary

- Rare opportunity
- Ample car parking
- Available immediately
- New lease

Location:

Mount Wellington Mine is set just outside the village of Chacewater, in a quiet, semi-rural valley within mid-Cornwall's historic mining district. The site lies around 4 miles west of Truro and 3 miles south-east of Redruth, offering good access via the nearby A390.

Description:

The premises consists of an open-plan office, with convenient amenities including a kitchen/canteen, a meeting room, and WC facilities. The unit further benefits from generous on-site parking, shared with neighbouring occupiers.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

	sq m	sq ft
Total	169.2	1,821

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

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:

A(19)

Business rates:

To be confirmed.

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

Terms:

The property is available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

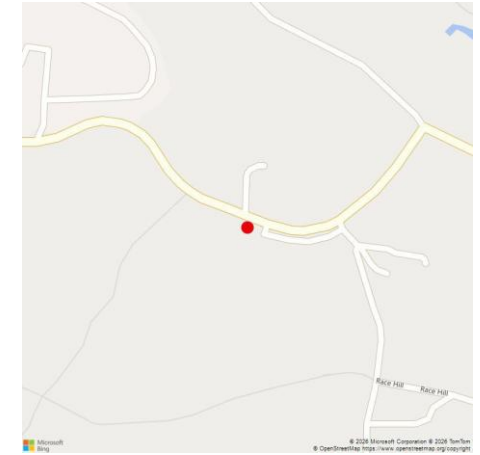
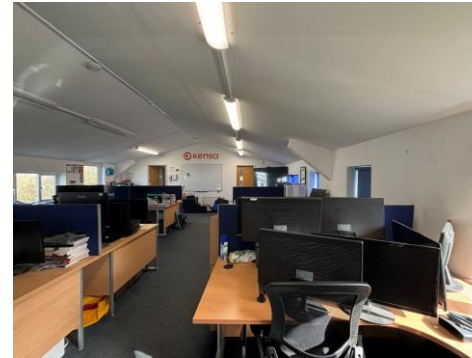
All figures quoted are exclusive of VAT if applicable.

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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