

For Sale / To Let

Kenwyn Street, Truro, Cornwall TR1 3BA

455.20 sq m (4,899 sq ft)



Well-located City Centre Office Building For Sale or To Let

- Generous on-site parking – 18 car spaces
- Suitable for a variety of uses subject to planning

Location

Truro is the main administrative centre for the County of Cornwall with a population in the region of 20,000 and a wide catchment area. The main A30 trunk road is approximately 6 miles away with Exeter and the M5 approximately 87 miles away and Plymouth via the A38 approximately 56 miles away. The City benefits from a mainline railway station and is approximately 12 miles to the south of Newquay airport with its domestic and international connections.

The property is accessed from Lemon Street which is the traditional office centre for the City.

The property is located in Kenwyn Street close to the centre of Truro. Kenwyn Street is a mix of residential and commercial premises and Truro City Centre a few minutes' walk.

Description

The property was constructed in 2005/6 of masonry which is part rendered and part slated under a pitched slate roof with sliding sash double glazed windows units.

It has a self-contained entrance off Kenwyn Street with a car park to the rear. The building is two storey.

The Property benefits from the following amenities/specification:

- Gas-fired self-contained central heating system
- Ground floor reception/lobby
- DDA Compliant 8 person passenger lift to the first floor
- Carpet-tiled solid concrete floors with some in floor trunking
- Suspended ceilings
- Recessed lighting
- Part open plan
- Board and meeting rooms and kitchenette
- Shower and disabled facilities
- 18 car parking spaces in the courtyard outside

Accommodation

The property comprises the following floor areas (extract from the VOA website) measured on an NIA basis:

Floor	Size (Sq ft)	Size (sq m)
Ground	2,384	211.50
First	2,515	233.70
TOTAL	4,899 sq ft	455.20 sq m

There are 18 car spaces in the courtyard outside.

Planning Status and Statutory Enquiries

The Property is located in the Truro City Centre in a mixed commercial and residential area and has planning consent for B1 offices.

Other potential uses in this location would be residential.

Business Rates

The property is described in the current rating list as "Offices and premises" with a rateable value of £51,000 April 2017.

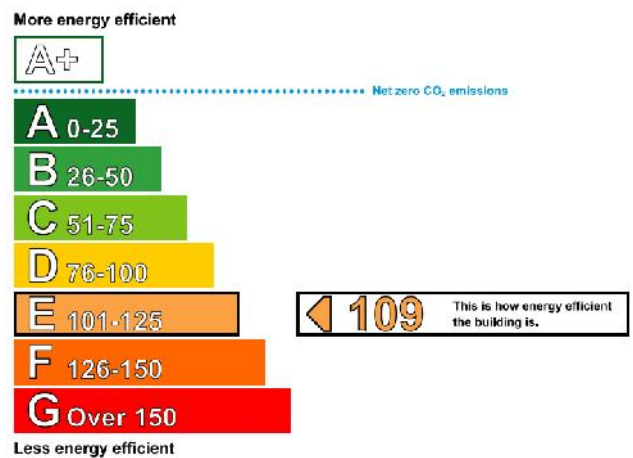
Tenure & Terms

The property is held freehold.

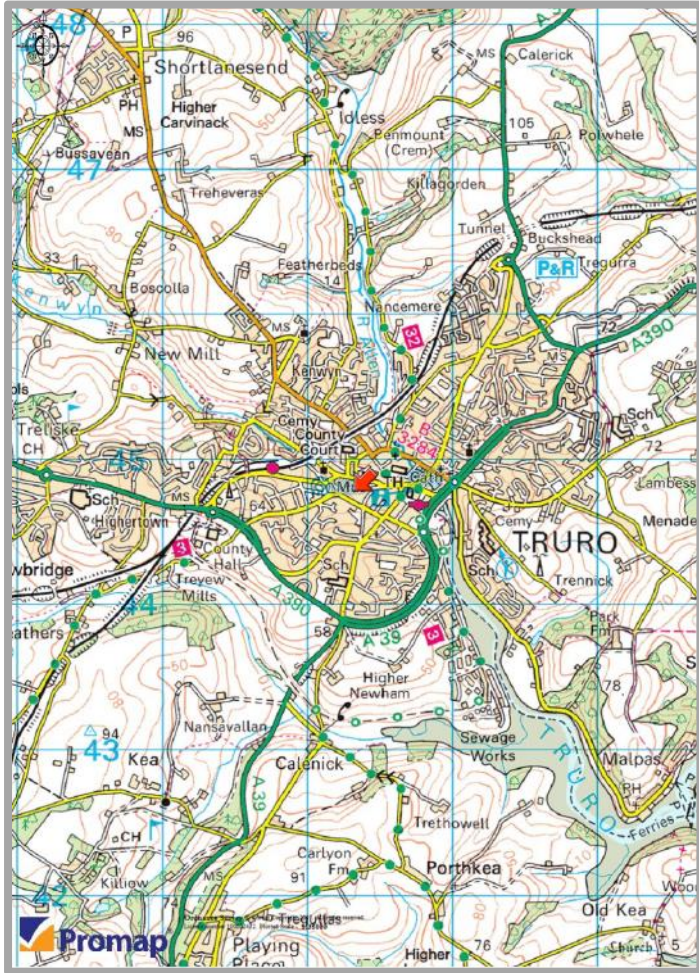
Legal Costs

Each party to bear their own legal costs

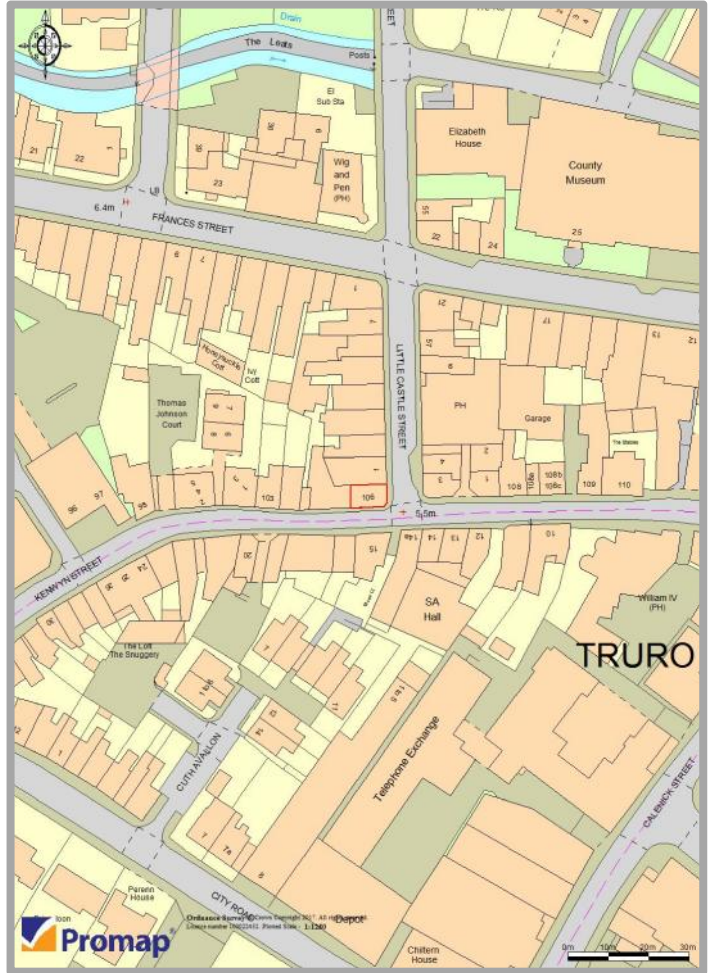
Energy Performance Certificate



Location Map



Site Map



Viewing & Further Information

Strictly by appointment with the sole agents:



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