

**SBC**  
PROPERTY

**01872 277397**

**BRAND NEW OFFICE  
(TO BE CONSTRUCTED)**

**SINGLE-STOREY OFFICES - 100 SQ M  
OPEN-PLAN CONFIGURATION  
ON SITE CAR PARKING**

**FREEHOLD - £185,000 PLUS VAT**



South Elevation



3D View 1

**OFFICE 3, WHEAL HARMONY HOUSE  
SOLOMON ROAD, TRELEIGH  
REDRUTH TR15 1FD**

**RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT**

## LOCATION

Wheal Harmony is located just off the A3047 at the entrance to the popular and well established Treleigh Industrial Estate, a short distance from Redruth Town Centre. The office is within easy reach of the A30, the county's principal distributor road, approximately 1/4 mile distant and provides excellent road communications within easy reach of Redruth, Falmouth to the south and Truro to the east.

## DESCRIPTION

The office will be constructed in 2021 and will be constructed of concrete block under a pitched tiled roof with uPVC double glazed windows and aluminium doors. The property will be fitted out ready for occupation, other than floor finishes.

Internally, the office will be of an open plan configuration with disabled toilet, toilet and kitchen areas located to the rear. Proposed drawings are set out below.

## ACCOMMODATION

### **Ground Floor Offices**

GIA 100 sq m 1,076 sq ft

Incorporating open plan main office, kitchen, toilet, disabled toilet

## PLANNING

The premises will benefit from a proposed B1 (office) use.

## SERVICES

We are advised that mains electricity, gas, water and drainage will be connected. The premises will be heated by the use of a natural gas central heating system.

## BUSINESS RATES

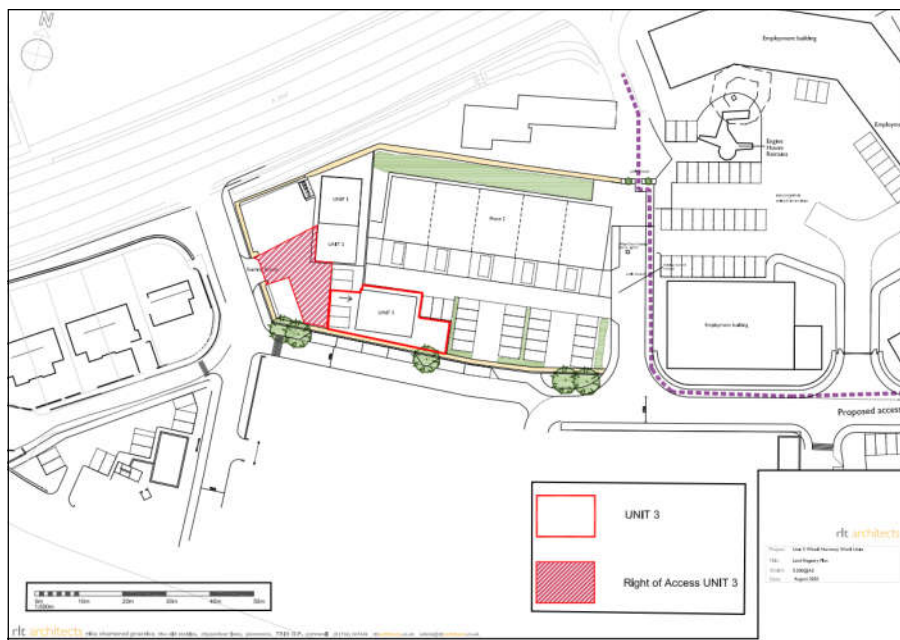
To be assessed on completion of the property.

## EPC

To be assessed on completion of the property.

## TENURE

The office will be sold on a freehold basis with vacant possession.



**PRICE**

£185.000 plus VAT.

**NOTE**

Proposed occupier's requirements/specifications may be incorporated into the offices, subject to a forward contract sale and by way of separate negotiation.

**VIEWING/FURTHER INFORMATION**

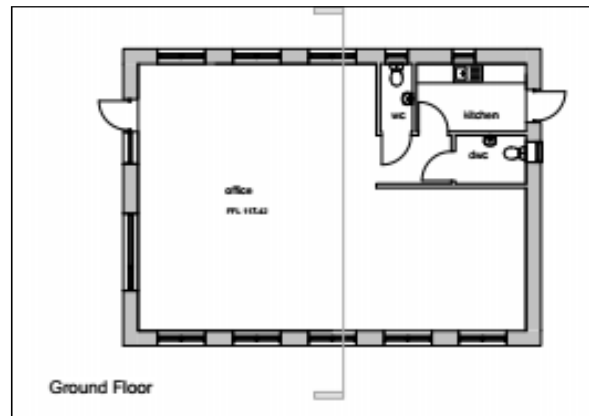
Strictly by appointment with sole selling agents:

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

Tel: 01872 277397  
Web site: [www.sbcproperty.com](http://www.sbcproperty.com)  
Email: [carl@sbcpromerty.com](mailto:carl@sbcpromerty.com)  
FAO Carl Jenkin 07738321134

These particulars do not constitute any part of an offer or contract. All statements as to the property and business are made without responsibility on the part of SBC Property or the vendor. None of the statements contained herein are to be relied upon as statements or representations of fact. Any potential purchaser must satisfy themselves as to the correctness of each statement in these particulars. The vendor does not make or give SBC Property, nor any person in their employment, any authority to make any representation or warranty whatsoever in relation to this property.

SBC Property is the trading name of Scott Burrldge Commercial LLP



East Elevation



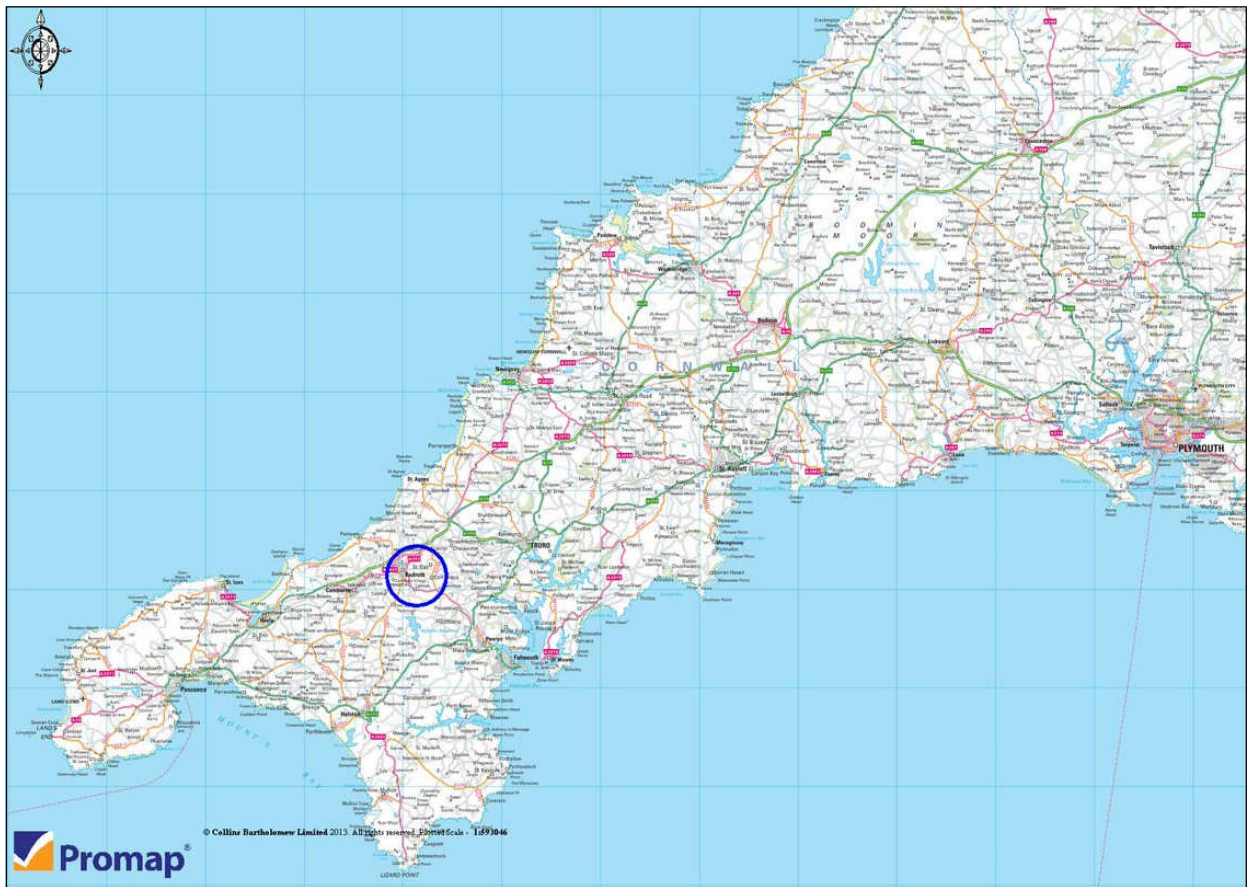
West Elevation



3D View 1



3D View 2



 Promap

© Collins Bartholomew Limited 2013. All rights reserved. Epping Scale - 1:25000

 <p><b>SBC</b> PROPERTY</p>	<p><b>01872 277397</b> <a href="http://www.sbcproperty.com">www.sbcproperty.com</a></p>
--	---