



THE OLD CARRIAGE WORKS, MORESK ROAD, TRURO, TR1 1DG

Located in an easily accessible position in central Truro, this self contained headquarters style property provides high class, modern offices with a feature reception area and atrium, private car parking to the front, large board room, kitchenettes & WCs. The Old Carriage Works is a period property that was extensively redeveloped in the early 2000s to provide an intriguing blend of traditional construction and contemporary architectural features.

Truro has a unique business landscape that combines heritage, tourism, retail, and professional services as well as a growing digital economy, capitalising on the recent improvements in infrastructure and investment into high speed broadband.

£65,000 PER ANNUM EXCL

- TO LET
- SELF CONTAINED HEADQUARTERS OFFICE WITH PARKING
- MIXTURE OF OPEN PLAN OFFICES, PRIVATE OFFICES AND MEETING ROOMS
- MODERN OFFICE SPACE WITH AIR CONDITIONING / CENTRAL HEATING
- ROOF MOUNTED SOLAR PANELS
- 5,720 SQ FT (531.4 SQ M)
- ADDITIONAL PARKING AVAILABLE BY NEGOTIATION
- EPC RATING C (69)



LOCATION:

Truro, Cornwall's only city, offers an exceptional environment for business growth and innovation. With its unique blend of historic charm, modern infrastructure, and entrepreneurial spirit, Truro stands out as a vibrant economic centre in the Southwest of England. It serves as the administrative and commercial capital of Cornwall & is home to Cornwall Council, the Royal Cornwall Hospital and several major legal, financial and professional advisors, creating a stable and diverse economic base. Locally, a number of primary, secondary and higher educational facilities adds to Truro's appeal as a place to live and work.

DESCRIPTION:

Located just off one of the main roads providing access through Truro's centre, Moresk Road is an easily accessible location that benefits from its own private parking & is a self contained building. Truro benefits from a mainline train station & good connections to the A30 & A39, the main roads through Cornwall, providing swift access east and west. Newquay airport, which provides daily national and international flights is less than 30 minutes' drive away.

Truro has a unique business landscape that combines heritage, tourism, retail, and professional services and following large scale investment into its digital infrastructure, the digital economy is a strong and developing part of the local business fabric.

The Old Carriage Works, as the name suggests, is a period property that was extensively redeveloped in the early 2000s to provide high class, modern offices. It boasts a feature reception area and glazed atrium, with private car parking to the front, large board room, kitchenettes & WCs. Roof mounted solar panels provide additional electrical capacity - full details on request.

Additional nearby car parking can be made available by separate negotiation

SCHEDULE OF ACCOMMODATION:

The property provides for the following areas:

Ground floor	- 3,004 sq ft (279.08 sq m)
First floor	- 2,716 sq ft (252.3 sq m)
TOTAL	- 5,720 sq ft (531.4 sq m)

SERVICE CHARGE:

NA - unless multi let.

LEASE TERMS:

The property is available on new lease terms to be agreed. The property can be occupied as a whole but can also be leased in part. Full details on application.

VAT:

All the above prices/rentals are quoted exclusive of VAT. The property is not currently elected for VAT and as such, the rent currently does not attract VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £33,000.

To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (69).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Tom Smith on 01872 247013

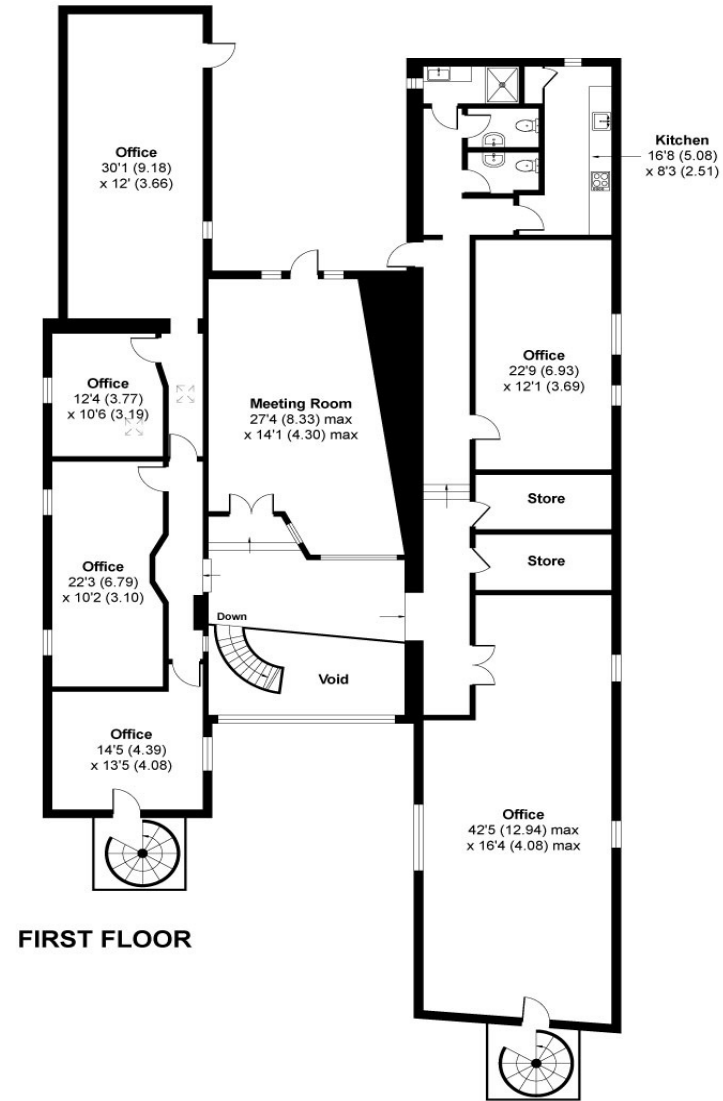
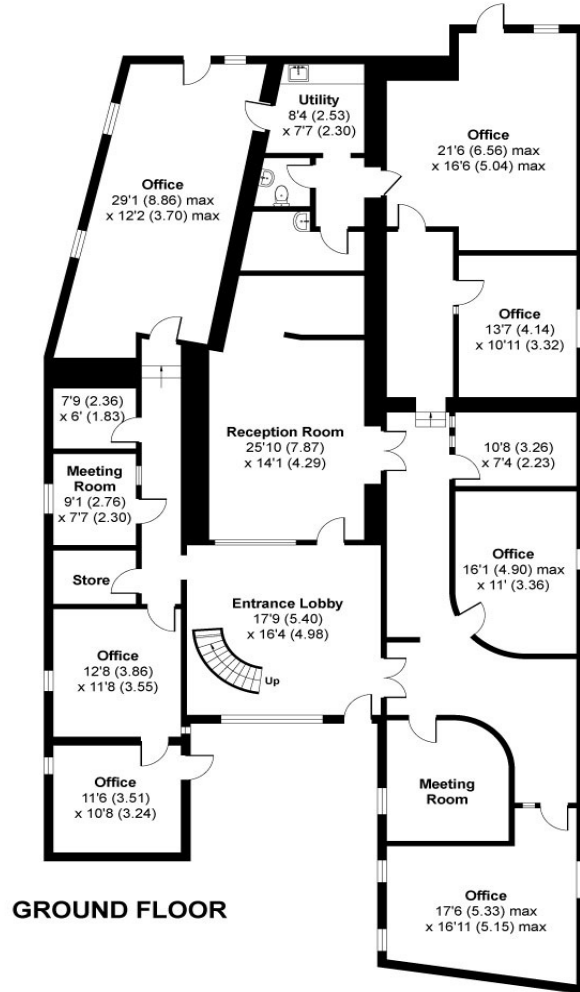
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The Old Carriage Works, Moresk Road, Truro, TR1 1DG



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: 1310279



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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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