



# 2ND FLOOR COURTLEIGH HOUSE LEMON STREET, TRURO



# SECOND FLOOR OFFICES

## COURTLEIGH HOUSE

### 74/75 LEMON STREET, TRURO

### CORNWALL TR1 2PN

#### PRIME TRURO CITY CENTRE OFFICE SPACE

- Modern offices within attractive Grade II Listed Building
- Ideal for office in one of Truro's premier addresses
- Spacious offices with modern, high-quality finishes
- Located near core retail areas, amenities, and public car parks
- Large spacious working space with staff facilities
- Double glazed windows to three elevations, lift access
- Allocated on-site parking for two cars
- Flexible layout suitable for various professional needs
- Net Internal Area - 291.36 sq m (3,136 sq ft)

**£35,000 PER ANNUM EXCLUSIVE**



## LOCATION

Courtleigh House is located in the cathedral city of Truro, the main retail and commercial hub of Cornwall, on Lemon Street, a long established office area incorporating a number of professional practices, estate agents and hairdressers/beauticians.

The property is a short walk from the city's piazza and Lemon Quay, home to Marks & Spencer and Primark; Boscawen Street and Pydar Street.

## DESCRIPTION

The property comprises a mid-terraced, 18th Century Grade II Listed Building that has been carefully converted into a multi-let office building with modern open-plan office rooms.

Current tenants include CAD Architects, Watson French, Jambo and Trusthub.

The available space on the second floor comprises three large open-plan offices, all decorated and fitted with modern lighting, central heating, and double glazing to three elevations offering views of the Cathedral and Lemon Street.

The suite also includes a kitchenette and WC facilities, for the exclusive use of second-floor tenants, and benefits from lift access and two allocated parking spaces.

## LEASE TERMS

The offices are available by way of new 5/7/10 year lease, drawn on internal repairing terms, subject to a service charge and three yearly rent reviews.

## ACCOMMODATION (Areas are approximate)

Net Internal Area - 291.36 sq m (3,136 sq ft)  
WCs

## RENT

£35,000 per annum exclusive.

## SERVICE CHARGE

Details of service charge and insurance are available upon request.

## VAT

VAT is applicable to payments under the lease.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating : **E**

Certificate number: **6516-7899-1242-3532-5834**

Valid until: **19 July 2032**

## BUSINESS RATES

Prospective occupiers should check with Cornwall Council to the actual rates payable, although current rateable values are as follows.

Current rateable value (1 April 2026) **TO BE ASSESSED**

The rateable value is currently assessed as part of a larger property, please ask for further details.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property, the sole selling agents.

SBC Property  
Daniell House  
Falmouth Road  
Truro  
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TR1 2HX

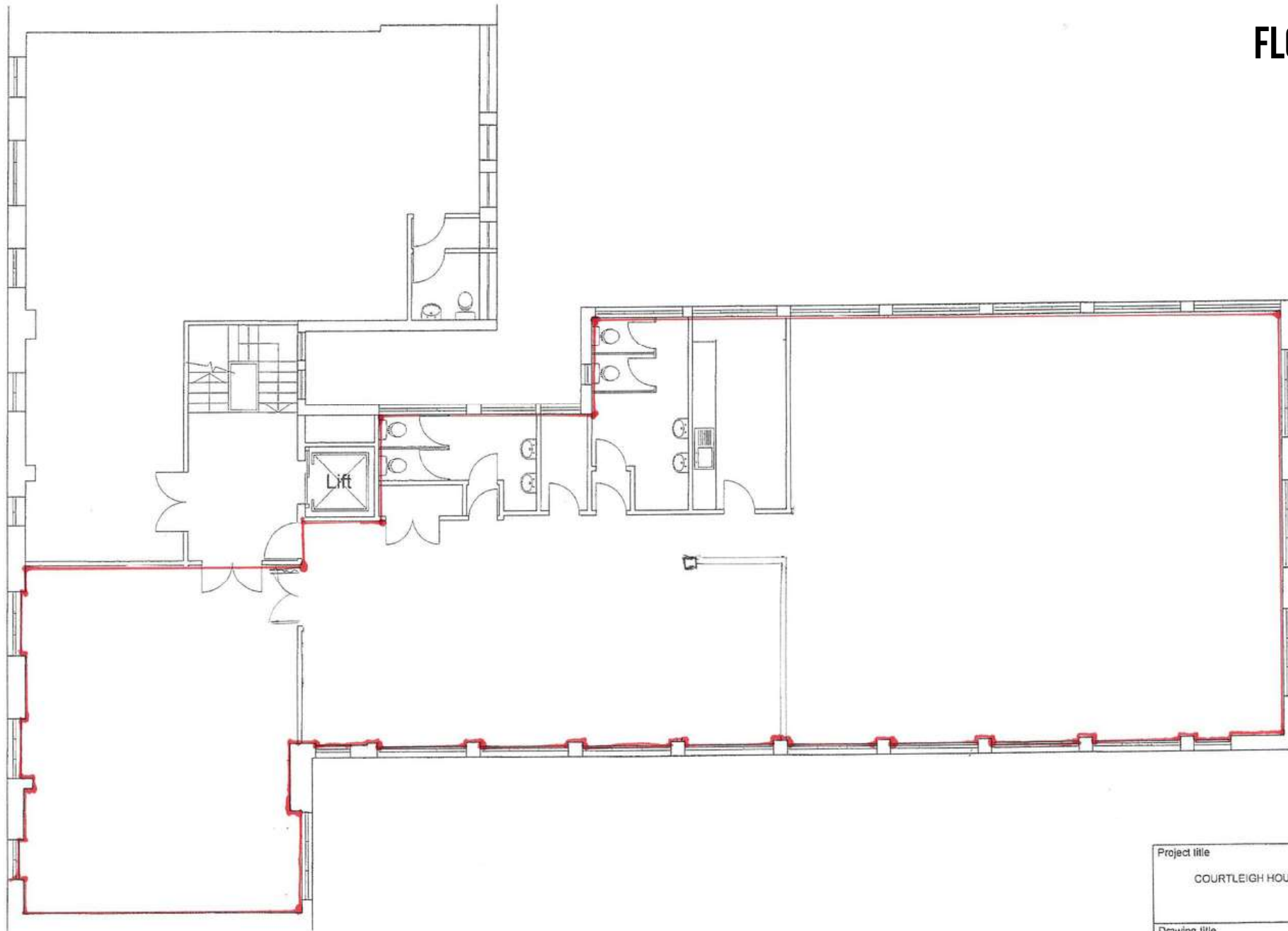
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# FLOORPLAN

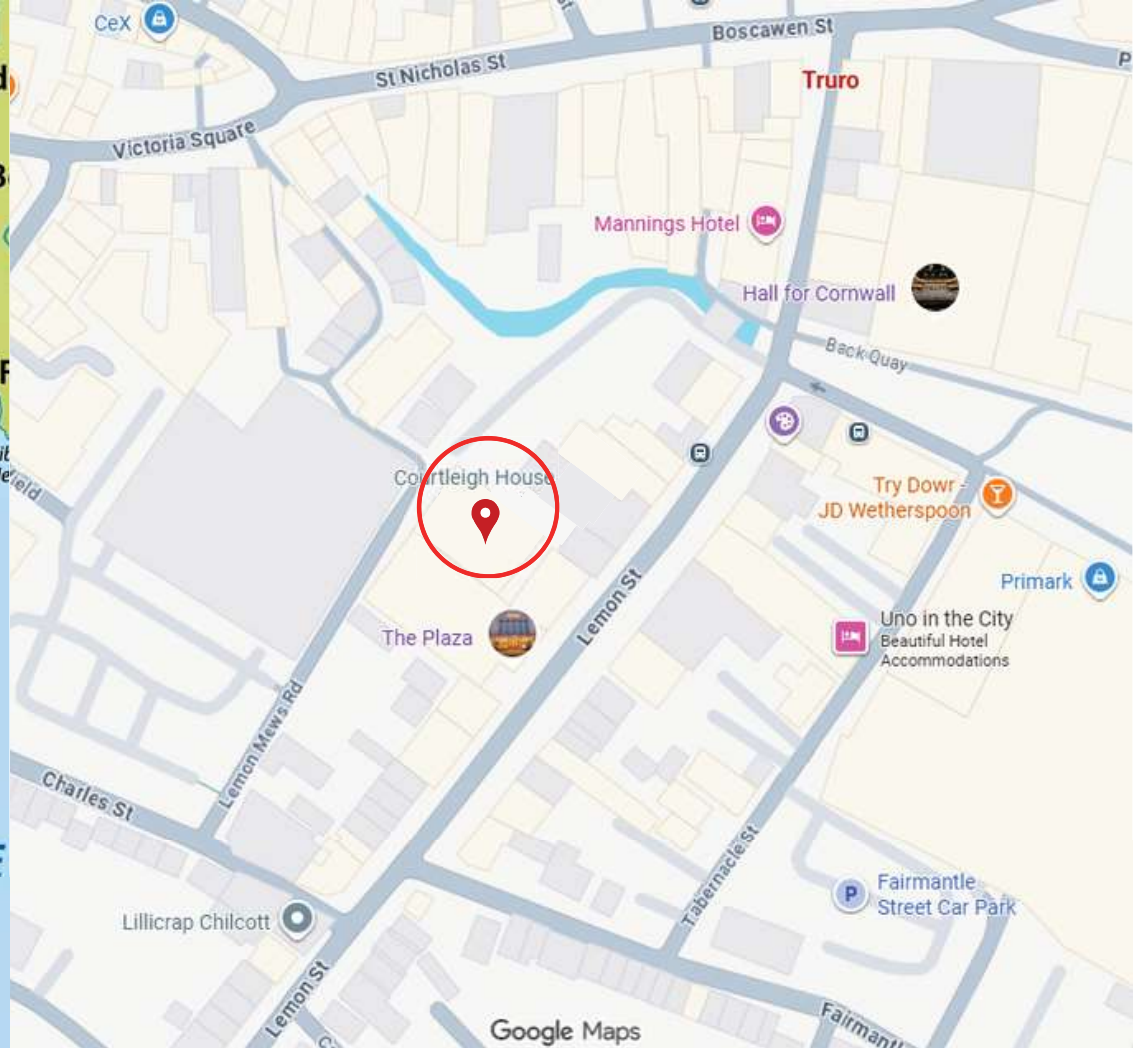


Project title	
COURTLEIGH HOUSE	
Drawing title	
EXISTING SECOND FLOOR PLAN	
Scale	Date
1:100	27/07/07



ASK ITALIAN





## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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