Miller Commercial

Chartered Surveyors and Business Property Specialists



SUITE 2 CALENICK HOUSE, TRURO TECHNOLOGY PARK, NEWHAM, TRURO, TR1 2XN

A fantastic modern ground floor office suite based at Truro Technology Park.

Calenick House provides a private secure and gated Commercial Park which has an elevated location providing views overlooking Calenick Creek and the stunning Truro countrywide making for a peaceful working environment.

Ample parking is available on site. Located in the heart on Newham, Truro's 'Business District', the offices are a 5 minute drive from the City Centre.

- **MODERN GROUND FLOOR OFFICE SUITE**
- **759 SQ FT (70.54 sq m)**
- **LOCATED IN NEWHAM, TRURO'S 'BUSINESS DISTRICT**
- **WELL LOCATED TO ACCESS TRURO AND THE A390**
- **CAR PARK**
- **NEW LEASE AVAILABLE**
- **ENERGY PERFORMANCE RATING B (32)**

£12,000 PER ANNUM EXCLUSIVE

SCHEDULE OF ACCOMMODATION:
Ground floor Suite 2- 70.54 sq m (759.3 sq ft) including kitchen of 3.11sq m and store of 1.68 sq m. Toilet and small private meeting room.
3 Car Parking Spaces
£12,000 PA plus VAT.

Additional parking available via separate negotiation.

TENURE:
The Unit is available by way of a new proportional full repairing and insuring lease with other terms to be agreed.

LEGAL COSTS:
The ingoing tenant to pay the landlords reasonable legal costs.

SERVICE CHARGE:
A modest annual service charge is payable for communal costs. Further details are available on request.

FACILITIES:
Air Conditioning
Ample parking
Fiber Optic Fast Broadband in all areas
Lifts to all floors
Toilets
Staff Kitchen

VAT:
All rentals are exclusive of VAT

ENERGY PERFORMANCE CERTIFICATE:
The EPC is within band B (32)

RATEABLE VALUES:
These are stated as of April 1st 2023, **including** car spaces:
Suite 2: £10,250.

Please note these are the rateable values, NOT the rates payable. To calculate the rates payable please visit:
https://www.gov.uk/calculate-your-business-rates
If this is your only business premises and the rateable value is below £12,000 you may qualify for full rates relief.

COVENANT STATUS:
A deposit or other security may be required subject to covenant status.

CONTACT INFORMATION:
For further information or an appointment to view please contact:-

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk





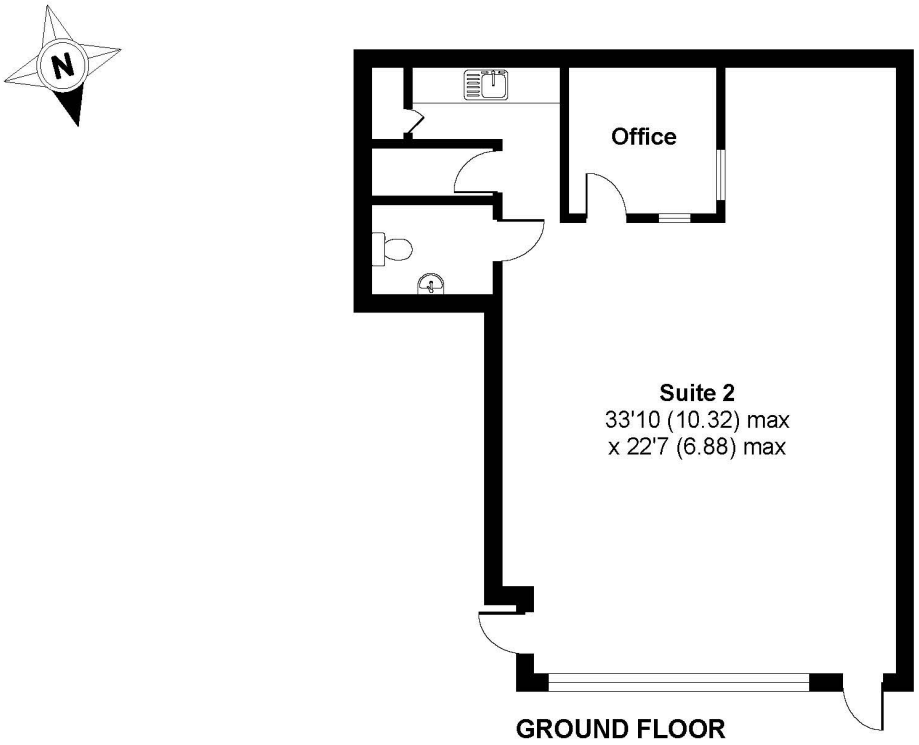




2, Calenick House, Truro Technology Park, Newham, Truro, TR1 2XN

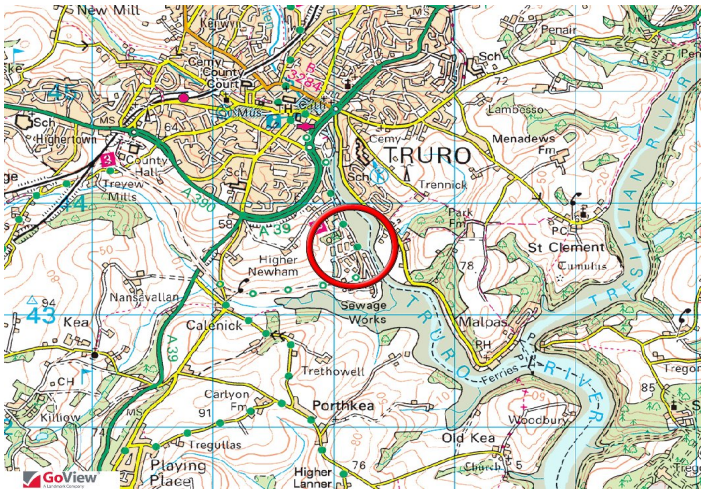
Approximate Area = 853 sq ft / 79.2 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Miller Commercial LLP. REF: 975795





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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