Miller Commercial

Chartered Surveyors and Business Property Specialists



SUITES 1 & 2 CALENICK HOUSE, TRURO TECHNOLOGY PARK, NEWHAM, TRURO, TR1 2XN

6 WEEKS RENT FREE ON ALL NEW TENANCIES SIGNED BY 1ST MARCH.

These fantastic open plan and modern ground floor office suites range in size from 759 sq ft to 1,217 sq ft and are 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 SUITES**
- **759.3 SQ FT (70.54 SQ M) to 1,217 SQ FT (131 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)**

FROM £12,000 PER ANNUM EXCLUSIVE

SCHEDULE OF ACCOMMODATION:

Ground floor Suite 1- 1,217 sq ft (131.0sq m) including kitchen of 183.9 sq ft, large meeting/conference room, private office and reception room. Recently refurbished and available furnished. 4 Car parking spaces, £16,000 PA plus VAT

Ground floor Suite 2 - 70.54 sq m (759.3 sq ft) including kitchen of 3.11 sq m & 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:

Units are available separately or together 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:
Office One £TBC
Office Two £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.

CONTACT INFORMATION:

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

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