Miller Commercial

Chartered Surveyors and Business Property Specialists





FIRST STEP HOUSE, TRURO TECHNOLOGY PARK, NEWHAM, TRURO, CORNWALL, TR1 2XN

Constructed circa 2006, First Step House is a modern purpose-built office building. The building comprises a large detached purpose built office offering accommodation across ground and first floors. Internally, the property has a shared ground floor lobby incorporating stairs and a lift to the first floor.

The ground floor is available to let. The first floor is occupied.

£20,000 Per Annum Excl

- **TO LET**
- **MODERN PURPOSE BUILT OFFICE BUILDING**
- **GROUND FLOOR AREA 1,658 sq ft (154.2 Sq M)**
- **LOCATED IN NEWHAM, TRURO'S "BUSINESS DISTRICT"**
- **ON SITE CAR PARKING**
- **WELL LOCATED TO ACCESS TRURO AND THE A30**
- **ENERGY PERFORMANCE ASSET RATING: C (58)**




Fire exit





LOCATION:
First Step House provides a private, secure and gated Commercial Park which has an elevated location providing views overlooking Calenick Creek and the stunning surrounding countryside making for a peaceful working environment. Ample parking is available on site. Located in the heart of Newham, Truro's Business District, the offices are approximately 1.5 miles from the City Centre.

DESCRIPTION:
Constructed circa 2006, First Step House is a modern purpose-built office building. It comprises a large detached building offering office accommodation across ground and first floors. Internally, the property has a shared ground floor lobby incorporating stairs and a lift to the first floor.

SCHEDULE OF ACCOMMODATION:
Ground Floor: 1658 sq ft (154 sq m) including internal meeting room, kitchen, ladies and gents WC's.

5 Parking spaces are available with the Unit.

SERVICE CHARGE:
There is a service charge to cover the common areas as well as the external repair, maintenance, decoration and cleaning of the building as well as landscaping and security of the estate. Details can be provided on request.

LEASE TERMS:
The property is available to let on new terms to be agreed.

VAT:
All the above prices/rentals are quoted exclusive of 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 £20,500. 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 (58).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

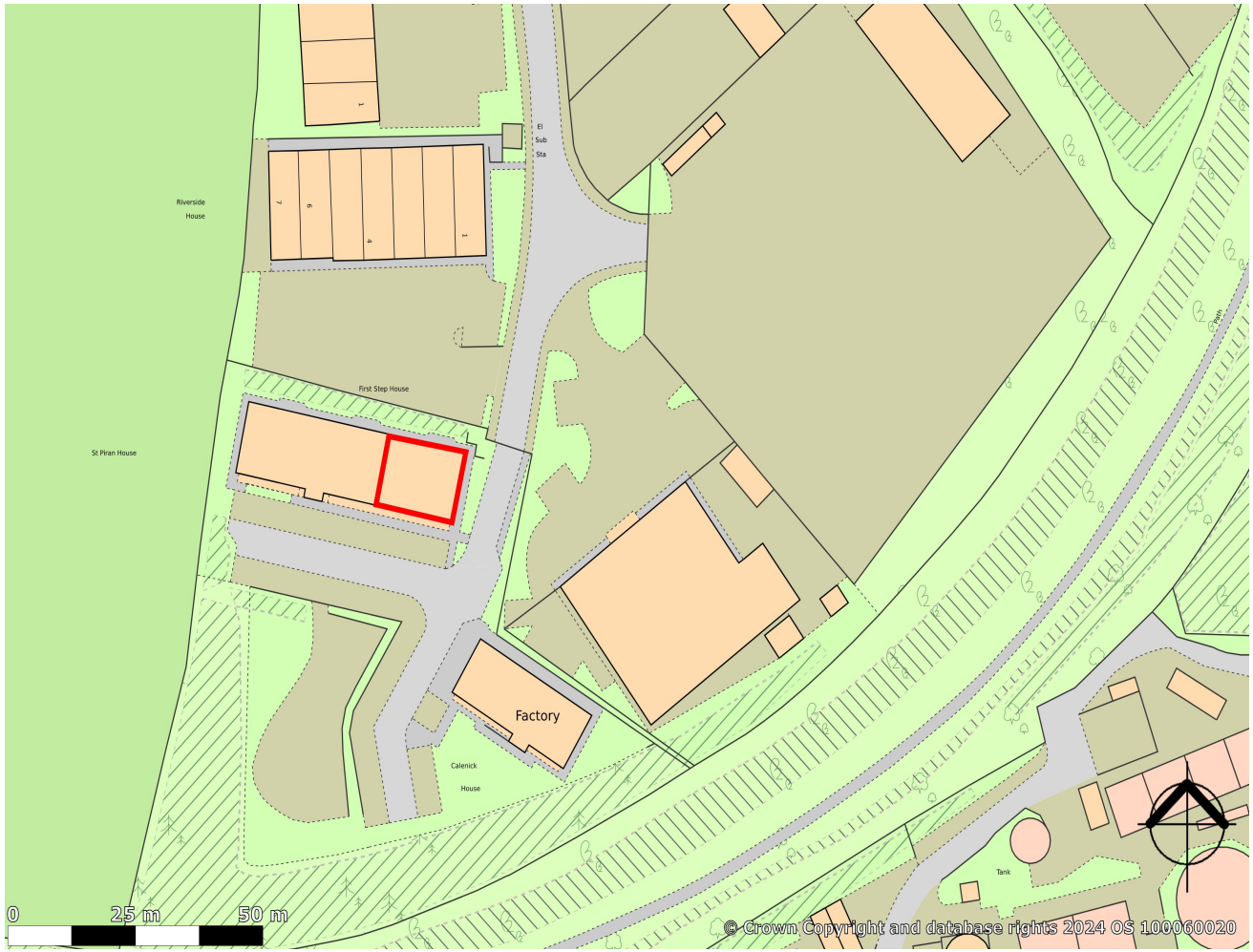
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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed 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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