

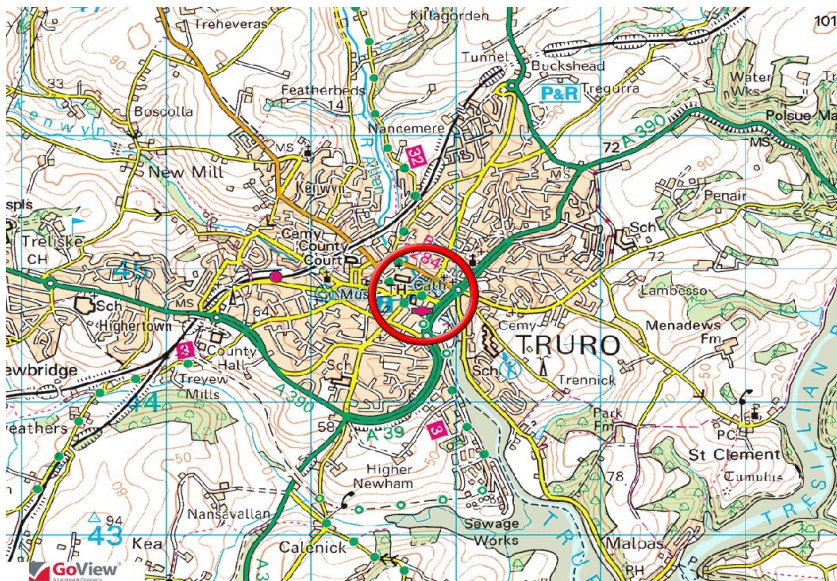
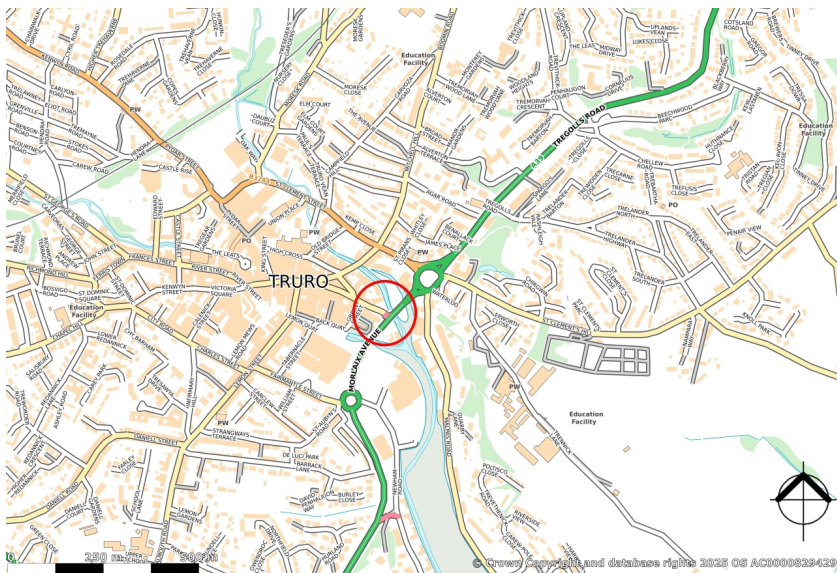


Vickery Holman 

HAVEN HOUSE, QUAY STREET, TRURO, TR1 2UY

Second Floor Offices - £29,500 Per Annum Exclusive

Miller Commercial 
Chartered Surveyors and Business Property Specialists

**LOCATION:**

Truro is located centrally within Cornwall & is easily accessed from the main A30 arterial trunk that links with the M5 at Exeter. The city benefits from a mainline railway with daily services to Plymouth, Exeter, Bristol & London Paddington.

Truro has a resident population of 23,600 & is the main administrative centre of the County with the Council's headquarter offices, Cornwall's main hospital plus a number of independent and state schools including the well respected Truro College.

DESCRIPTION:

Haven House is located in a prime, prominent position in Truro with views over the river and cathedral and is easily accessible from the A390, the main road leading into Truro.

The Second Floor benefits from excellent natural light and views cross the river and over the cathedral.

The building benefits from central heating and a passenger lift services all the upper floors.

Each floor has its own WCs and the building is serviced by 15 car parking spaces located to the front and rear.

SCHEDULE OF ACCOMMODATION:

Second Floor Office: 2,834 sq ft (263.25 sq m)

SCHEDULE OF RENT:

Second Floor: £29,500 per annum

LEGAL COSTS:

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

BUSINESS RATES:

The property is let on a floor by floor basis which will need to be re-assessed for business rates.

To find out how much business rates will be payable there is a business rates estimator service via the website <https://www.tax.service.gov.uk/view-my-valuation/search>

LEASE TERMS:

The building is available to let as a whole or on a floor by floor basis on new 5 year (or longer) lease terms.

SERVICE CHARGE:

There will be a service charge to manage the common areas and exterior of the building. Details can be provided in due course

VAT:

All the above figures are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (51).

VIEWING AND CONTACT INFORMATION:

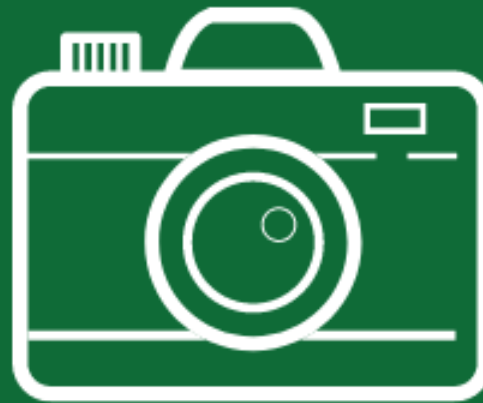
Strictly through joint agents Miller Commercial or Vickery Holman. Please contact either:-

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

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

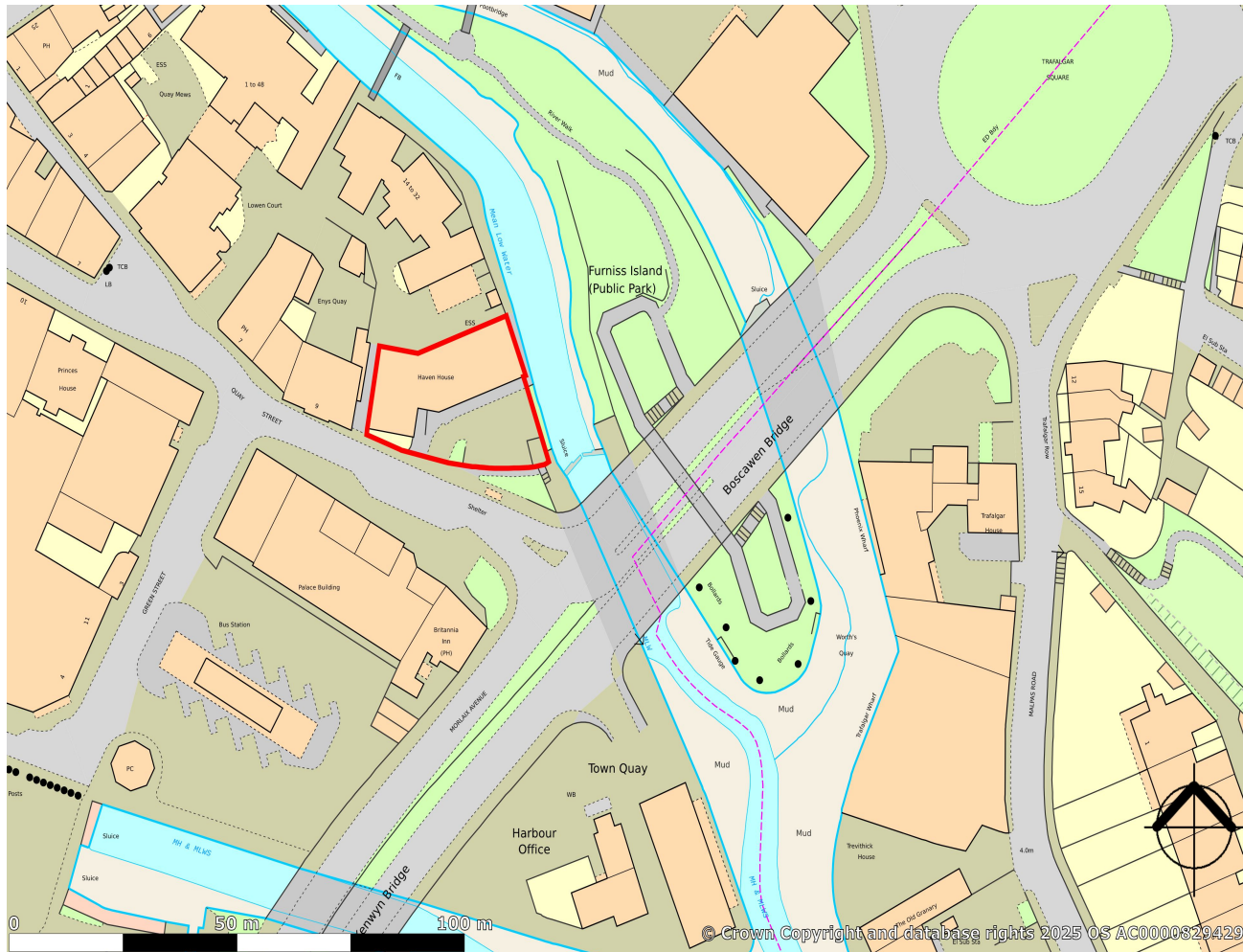
Morwenna Pound on 07917 916546
Email mpound@vickeryholman.com

Virtual Tour Available
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