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VALUERS LIMITED



FIRST FLOOR, BUILDING 2, TRURO TECHNOLOGY PARK, HERON WAY, NEWHAM, TR1 2XN

A light, bright and airy first floor office suite in a modern purpose-built office building with views over Truro river valley onto the rolling countryside beyond.

The suite benefits from lift access, male and female WC facilities, kitchen, its own private balcony with views across the valley and 6 parking spaces. Constructed circa 2006, the offices provide modern purpose-built office accommodation offering some of the best office space in the local area.

£20,000 per annum excl

- **FIRST FLOOR OFFICE SUITE IN GOOD OUT OF TOWN LOCATION**
- **AMPLE PARKING**
- **HIGH QUALITY, MODERN OFFICES**
- **1,654 SQ FT (153.66 SQ M)**
- **DEDICATED BALCONY**
- **PASSENGER LIFT TO FIRST FLOOR**
- **EPC 'C' (51)**

LOCATION:

Heron Way occupies a strategic position at the head of Lighterage Hill within Truro's established Newham business quarter, approximately 1.5 miles from the city centre. Neighbouring occupiers include Wolseley, Jewson and St John Ambulance. The site overlooks the Truro river valley, with views over open countryside. The A30 trunk road, recently transformed by a £330m dualling scheme between Chiverton and Carland Cross, lies just 6 miles distant, significantly enhancing local connectivity.

DESCRIPTION:

A first floor suite in a modern purpose-built office building is available To Let by way of a new lease from the landlord on terms to be agreed. The suite offers a net internal area of 1,654 Sq Ft (153.7 Sq M) and benefits from lift access, ladies & gents WC facilities, kitchen, its own private balcony with views across the valley and 6 parking spaces. Constructed circa 2006, First Step House is a modern purpose-built office building offering some of the best office accommodation in the local area.

SCHEDULE OF ACCOMMODATION:

1,654 SQ FT (153.7 SQ M)

SERVICE CHARGE:

There is a service charge to cover the communal areas and maintenance of the external parts. Full details are available by request.

LEASE TERMS:

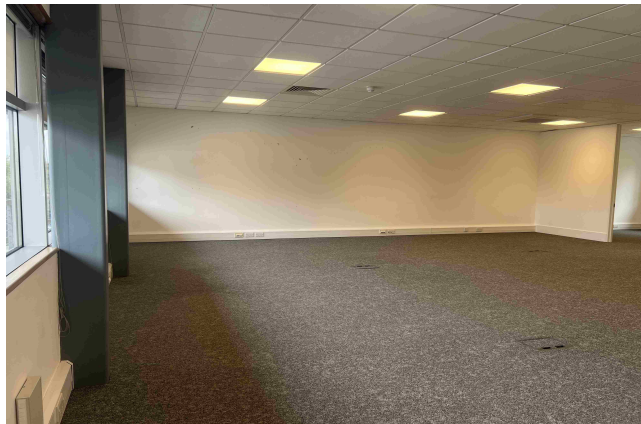
The property is available by way of a new lease from the landlord on terms to be agreed

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.







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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

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 £17,500. 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 (51).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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