

Miller Commercial

Chartered Surveyors and Business Property Specialists



Ground Floor, 6 Riverside House, Heron Way, Newham, Truro TR1 2XN

- TO LET
- GROUND FLOOR OFFICE SUITE
- 3 X PARKING SPACES

- POPULAR LOCATION
- EPC D97
- FLEXIBLE TERMS & RENTAL INCENTIVE AVAILABLE*

£8,000 Per Annum Excl Leasehold

DESCRIPTION

A well presented, recently refurbished modern, self contained ground floor office suite benefiting from allocated parking, air conditioning and heating.

LOCATION

The office is situated about 1 mile from Truro City Centre on Heron Way which forms part of the Newham area of Truro and is a long established business location. Occupiers in the vicinity include a wide variety of office, trade counter and other commercial users including Wolseley, Brooklands Garage, The Bathroom Showroom, St John Ambulance, Tregeagles, Jewson, Truro Technology Centre and many more. Further information on Newham is available via the following website: <https://www.newhamtruro.co.uk/>

ACCOMMODATION

The property offers two large offices which measure approximately 616 sq ft (57.2 sq m).

The office suite is self contained and accessed via it's own front door.

Shared facilities to the rear of the premises include a kitchen, corridor, fire exit and toilets.

3 x Parking spaces in the adjacent car park.

INSURANCE

The landlord to insure and recover.

TENURE

The property is offered with a new internal repairing lease, the terms of which are subject to negotiation.

*Flexible terms are available with a rental incentive available for qualifying tenants who are prepared to commit to a longer lease.

SERVICE CHARGE

A service charge is payable, details available upon request.

LEGAL COSTS

The ingoing Tenant to be responsible for the Landlords reasonable legal costs.

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 £6,700 from the 2017 assessment. To find out how much business rates will be payable there is a business rates estimator service via the website. If this is the only commercial property held by the business it is likely that the business will be exempt from paying rates.

Please note the parking spaces are assessed separately and are currently listed on the entry for the first floor so may require re assessment following the completion of the letting. Currently the spaces are rated at £600 each - however we suggest applicants make their own enquiries.

VAT

This property is elected for VAT.



ENERGY PERFORMANCE CERTIFICATEm

The Energy Performance Rating for the property is within band D (97)

CONTACT INFORMATION

For further information or an appointment to view please contact:

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk

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