



# To Let

**Chy Nance**  
**Newham Quay**  
**Truro**  
**Cornwall**  
**TR1 2DP**

£31,000 per annum

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Contact our agent:-

**Neil Stubbs**

**01872 245601**

✉ [nstubbs@vickeryholman.com](mailto:nstubbs@vickeryholman.com)

[www.vickeryholman.com](http://www.vickeryholman.com)

## SUMMARY

- Offices in popular business location in Truro
- Allocated parking
- Located beside Truro River
- Ground floor potentially available separately (STC)

**Vickery Holman**





**LOCATION**

The property is situated on the outskirts of Truro City centre. All of the City's amenities are within walking distance and vehicular access is straightforward from Morlaix Avenue and the Garras Wharf roundabout.

Newham is a long established business location and occupiers in the vicinity include a mix of professional offices, trade counter and other commercial users including the local landmark - Skinner's Brewery.

Truro has a resident population of 23,600 and is the administrative centre of the County housing Cornwall Council's main offices.

**DESCRIPTION**

These three storey offices are situated in a well-established business location in Truro beside Truro River.

Allocated parking is available at the property.

**ACCOMMODATION**

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

	Sq m	Sq ft
Ground floor	93.4	1,005
First floor	87.1	938
Second floor	80	861
Total	260.5	2,804

The landlord may also consider letting the ground floor with two parking spaces separately. Please enquire for further information.

**PARKING**

This property benefits from 7 parking spaces in total.



View from First Floor offices



Ground Floor offices



Ground Floor offices

[www.vickeryholman.com](http://www.vickeryholman.com)

**Truro Office**

Walsingham House, Newham Quay, Truro, Cornwall, TR1 2DP



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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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- 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

**SERVICES**

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

**EPC**

Ground floor offices: B (49)

**SERVICE CHARGE/ MAINTENANCE RENT**

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**BUSINESS RATES**

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current rateable value is £30,250 effective from 1st April 2010 billing authority reference 22032622050200.

Click [here](#) for advice on how to calculate your liability for the current financial year and to see if you might be eligible for any relief (if you qualify for small business relief up to 100% relief may be available).

As a new occupier of premises you have the right to appeal an assessment if it is too high, we have a team of rating advisors who can provide further advice if required.

**TERMS**

The premises are available by way of a new lease with terms to be agreed.

**LEGAL FEES**

Each party to be responsible for their own legal fees in relation to this transaction.

**VAT**

We are advised that the property has been elected for VAT and therefore VAT will be charged on the rent.

**FURTHER INFORMATION AND VIEWINGS**

For further information or to arrange a viewing please contact the sole agents.



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First Floor offices



Second Floor offices



Second Floor offices

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SUBJECT TO CONTRACT  
24 June 2016