

MODERN OFFICES WITH RIVER VIEWS TO LET

Truro

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PROPERTY CONSULTANTS



**HIGH QUALITY OFFICES
WITHIN WALKING
DISTANCE OF CITY
CENTRE**

**Ground Floor
High Water House
Malpas Road
Truro TR1 1QH**

Up to 7,027 ft² (652.77 m²)

**Prestigious waterfront building
15 car parking spaces**



Ground Floor, High Water House, Malpas Road, Truro, TR1 1QH

Location

Truro is the main administrative centre for the County of Cornwall with a population in the region of 20,000 and a wide catchment area. The main A30 trunk road is approximately 6 miles north with Exeter and the M5 approximately 87 miles distant and Plymouth (via the A38 approximately 56 miles away).



The city benefits from a mainline railway station and is approximately 12 miles to the south of Newquay Airport.

High Water House is situated in a prominent waterfront position within walking distance of the City centre. Existing occupiers in the building include Foot Anstey, Stephens Scown and Carter Jonas. Other nearby occupiers include, Kier Group, Lilly Lewarne architects and BBC Radio Cornwall.

Description

High Water House is one of the most modern and prestigious office buildings in Truro. Completed in 2005, it comprises a 3 storey detached building with car parking and a lift to the upper floors.

The office accommodation available comprises mainly open plan office accommodation, with views over the river.

Internally the accommodation has air conditioning, raised floors and suspended ceilings with recessed lighting. It also currently includes a staff kitchen area.

Accommodation

The accommodation extends to the following approximate net internal floor areas which have been measured in accordance with the RICS Code of Measuring Practice.

All measurements are approximate Net Internal Areas.

Enquiries for a large proportion of the accommodation

Area	Sq ft	Sq m
Ground floor offices	6,303	585.53
Ground floor storage	569	52.86
Ground floor server room	155	14.38
External terrace		
15 allocated parking spaces (mainly back to back pairs)		
TOTAL	7,027	652.77

may be discussed.

Parking

Fifteen allocated parking spaces, mainly back to back pairs.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Cornwall Council. Tel: 0300 1234 151 Email: planning@cornwall.gov.uk.

Lease

The accommodation is offered by way of the assignment of an existing lease at a current rent of £102,680 per annum. Further lease details are available upon application.

A sub-lease of all or part may be considered.

Rent

£102,680 per annum exclusive of VAT.

Quoting rents for part only upon application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The property is currently assessed for Business Rates as Offices at £64,500.

Interested parties should make their own enquiries to Cornwall Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

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References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is C (67). The full certificate and recommendations can be provided on request.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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