



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

**TO LET - Suite 5, 1 Riverside House, Heron Way,
Newham, Truro, TR1 2XN**

- Available from September 2023
- To let at £5,040 per annum (£420 per month) plus VAT with flexible leases available
- Service charge £150.00 per month plus VAT
- 325 sq. ft (30.4 sq. m) managed office suite with one allocated parking space
- Attractive Creekside rural views
- Situated on a popular business park and industrial estate
- Half a mile from Truro City Centre, 7 miles from the A30 and 20 miles from Newquay Airport

Viewing by prior appointment with:

Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

Suite 5 is located at 1 Riverside House, Heron Way, Newham, Truro approximately half a mile from Truro City Centre. Newham links directly to the main A39 road, and the wider road network to the A30 at Carland Cross.

Description

1 Riverside House is of two-storey design and constructed to a high standard with curtain glazing to the front elevation. The unit is of steel framed construction with partial brick walls and profiled plastic coated steel cladding to external elevations.

Suite 5 is located at the rear of the first floor of 1 Riverside House and has a high standard of insulation, complimented by double-glazed windows using a grey one-way tint.

1 Riverside House has shared male/female toilets and kitchen facilities located at the rear of the ground floor. Suite 5 has electric heating with superfast broadband connection.

Tenure

Rental at £420.00 per month excluding VAT. The service charge of £150.00 per month, excluding VAT, includes building insurance, electricity, water rates, refuse collection, office and window cleaning. There is also shared use of kitchen and toilet facilities. The tenant is responsible for the Uniform Business Rates and their own telephone/broadband

EPC

The property has a current EPC rating of D-94.

Planning

From the 1st September 2020, the permitted B1, Use Class of the building has been changed to the new Use Class E, which now permits retail, sale of food and drink, financial services, indoor sport and recreation, medical or health services, crèche or nursery, office use, research and development and light industrial. Planning permission within these uses classes is no longer required. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk or 0300 1234 151.

VAT

Under the Finances Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant established the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the leaseholder aborts the transaction for any reason then they will be responsible for the landlords legal costs.

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.

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 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Rateable Value

The rateable value is £9,900 p.a. as of 2023. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397 , e-mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk.



Helston Office: Trenoweth, Troubridge Road, Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

Map of Cornwall



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