



## COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

**TO LET - Ground Floor, Unit 2 Riverside House, Heron Way, Newham, Truro, TR1 2XN**

- 107 sq. m (1,150 sq. ft) flexible office/light industrial business unit
- £14,000 to let per annum excluding VAT
- 4 allocated parking spaces
- Rateable value below £12,000
- Close to Truro City Centre, situated on a popular business park and industrial estate
- 1 mile from Truro City Centre, 1.7 miles from Truro Railway Station, 7 miles from the A30 and 20 miles from Newquay Airport

Viewing by prior appointment with:  
**Tim Smart**

e: [timsmart@scp.uk.com](mailto:timsmart@scp.uk.com)

t: 01872 300 401 / 07778 577 487



[scp.uk.com](http://scp.uk.com)

## Location

The unit is located at Heron Way, Newham, Truro and is approximately 1 mile from Truro City Centre. Newham Business Quarter is a thriving business community and is the main business hub serving Truro. Newham is exceptionally well located in relation to the main A39 and wider transport links outside of the County.

## Description

Unit 2 GF comprises ground floor flexible office/business/leisure/retail space and is constructed to a high standard with complete 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 under a profile metal clad roof. The ground floor is predominantly open plan providing flexibility for a variety of business uses, with 2 office areas located to the rear of the ground floor. Unit 2 GF is south facing and has a high standard of insulation. The shared kitchen area is located to the rear of the ground floor. There is also a designated toilet located in the rear lobby area on the ground floor. Externally there is a shared forecourt area with 4 dedicated car parking spaces.

Accommodation	Sq. ft	Sq. m
Ground Floor	1,150	107

## Tenure

New IRI lease available at £14,000 per annum excluding VAT. Terms to be negotiated. Minimum 3-year lease term.

## Service Charge

£150.00 per annum

## Building Insurance

£160.00 per annum

## Electricity

£160.00 per month

## EPC

The property has a current EPC rating of D-76.

## Planning

The unit has planning permission for Use Class E. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk) or 0300 1234 151.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant establishes 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 landlord's legal costs.

## Services

All main services are available to the unit, including water, telephone, electricity, main foul and surface water drainage. 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 2012 (CAR 2012). 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 £8,200 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](mailto:revenues@cornwall.gov.uk) or enquiries can be made on-line at the VOA website: [www.voa.gov.uk](http://www.voa.gov.uk).



**Cornwall 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

# SMART COMMERCIAL PROPERTY



*Reception area*



*Reception area*



*Ground floor office*



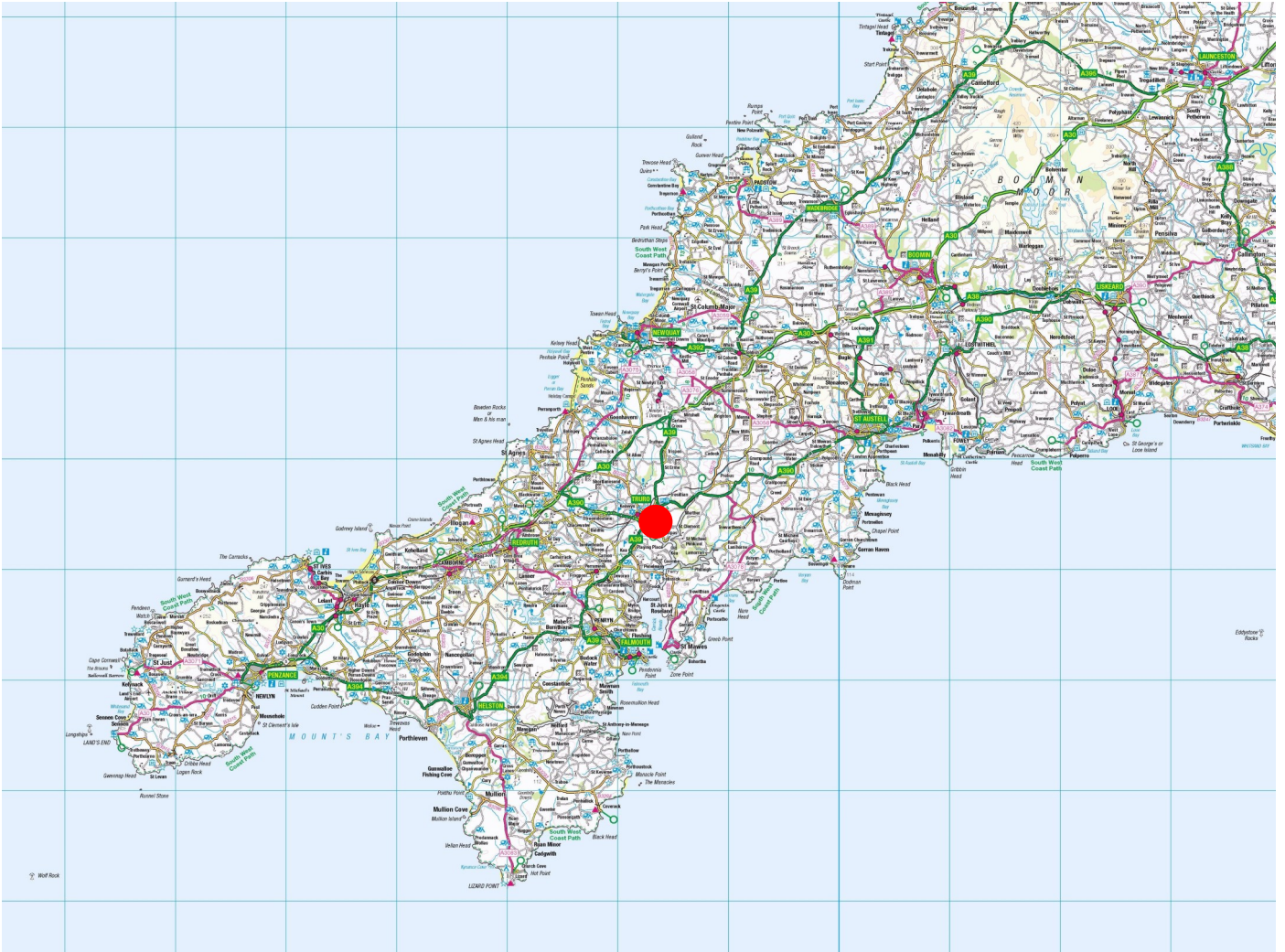
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Map of Cornwall locating the unit with red icon



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